



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-130369-LO

Project Name/Address: 12385 Northup Way PS#08186

Planner: Mark C. Brennan

Phone Number: (425) 452-2973

Minimum Comment Period: 14 days

Materials included in this Notice:

- ☐ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:



SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Public Storage 124th West *12385 Northrop Way, PS#08180.*
- ✓ 2. Name of applicant Public Storage
- ✓ 3. Contact person Bryan Miranda Phone 714-338-1262x3158
- ✓ 4. Contact person address 2200 E. McFadden Avenue Santa Ana, CA 92705-4704
- ✓ 5. Date this checklist was prepared 9/25/2019
- ✓ 6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Submit ADR/MDP ~~Fall~~ 2019. Obtain construction permits Fall 2020.
Construction may occur as soon as 2020-2021 or it may wait until the City's 124th improvements are complete in front of the project.

ADR: ADMINISTRATIVE
DESIGN REVIEW

MDP: MASTER DEVELOPMENT PLAN

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

-Geotechnical Engineering Exploration and Analysis by Giles Engineering Associates dated 3/1/18
-Stormwater Drainage Report by Navix Engineering to be prepared for the ADR and UE permit submittals.

- CRITICAL AREA REPORT & MITIGATION PLAN BY
TALASKE CONSULTANTS TO BE SUBMITTED FOR LO PERMIT.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

11. List any government approvals or permits that will be needed for your proposal, if known.

City of Bellevue approvals and permits include Design Review w/ Master Development Plan review, SEPA Environmental Review, Demolition Permit, Clear and Grade Permit, Utility Extension Permit, Right-of-Way Permit, Fire Department Permit, and Building-related Permits.

(SMOKE CONTROL)

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

→ THE COMBINATION OF 2 EXISTING PARCELS (A & B) INTO A SINGLE PROJECT UNIT (7.02 ACRES) FOR
The proposed development consists of one new 4-story self-storage building with associated parking and utility improvements on a 7.02-acre site at 12385 Northup Way (Parcel B) and 2001 124th Ave NE (Parcel A) in Bellevue, Washington. Three existing buildings* on Parcel A will be demolished as part of this redevelopment and four buildings will remain. The one existing building on Parcel B will remain. *ON PARCEL A*

** AND A BIAP/RV COVERED PARKING STRUCTURE*

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is located at 2001 124th Avenue and 12385 Northup Way, south of Northup Way, within the City of Bellevue. The site consists of two tax parcels (282505-9236 and 282505-9005) totaling approximately 7.02 acres. The Public Land Survey System location of the project site is within Section 28 NE, Township 25 N, Range 05 E, Willamette Meridian.

Environmental Elements

Earth

1. General description of the site:

- ☒ Flat
☒ Rolling
☒ Hilly
☐ Steep Slopes
☐ Mountainous
☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? 55%

(DEPENDENT UPON LOCATION & EXTENT, MAY QUALIFY AS A STEEP SLOPE CRITICAL AREA.)

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site is underlain by recessional outwash deposits consisting of mostly stratified sands and gravel with minor silt and clay layers. No agricultural soils are contained on site.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, there are no prior reports or surface indications of unstable soils on or in the immediate vicinity of the site. A liquefaction analysis was performed by Giles Engineering Associates as part of their geotechnical investigation and it was determined that the on-site soils are not subject to liquefaction during seismic activity.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

In order to construct the proposed facility with associated parking, landscaping, and utilities, approximately 25,000 CY of cut and approximately 3,000 CY of fill are proposed. Fill will be re-used if possible and any additional fill will be from WSDOT-approved sites.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Some erosion typical to construction activity is anticipated. Potential erosion related to construction will be addressed by erosion and sediment control plans consistent with the 2019 City of Bellevue Storm and Surface Water Engineering Standards.

EROSION CONTROL PER CLEARING & GRADING INSPECTION & DEC 23.76

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 79% of the site.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

To address short-term construction-related erosion, erosion and sediment control plans consistent with the 2019 City of Bellevue Storm and Surface Water Engineering Standards will be included in project plans, as required for City of Bellevue permit applications and approvals.

EROSION CONTROL PER CLEARING & GRADING INSPECTION & BCC 23.76.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Short-term, temporary air emissions during construction from the equipment is expected. Long-term increases in vehicle exhaust typical of a self-storage facility are not anticipated to result in significant impacts to air quality.

CONSTRUCTION DUST SUPPRESSION MEASURES PER BCC 23.76.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A. No off-site sources of emissions or odor are anticipated to affect the proposed redevelopment.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None. Short-term impacts to air quality, such as an increase in suspended particulate levels, are anticipated during construction activity. Long-term increases in vehicle exhaust typical of a self-storage facility are not anticipated to result in significant impacts to air quality.

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The West Tributary of Kelsey Creek extends along the west side of the project site on an adjacent parcel. The day-lighted portion of the stream terminates at its south end at a gate-controlled weir. At the weir, the stream is routed through pipes for approximately 180 feet prior to daylighting again offsite on the King County Metro Transit Property, south of an offsite from the project site. According to the City of Bellevue Kelsey Creek Basin Map, the West Tributary of Kelsey Creek is designate as a non-fish bearing, perennial stream. Wetland A is located offsite to the west of the project site. Wetland B is located offsite to the south of the project site.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, work is proposed adjacent to the above-referenced waters. Details will be provided in a Critical Areas Report and Mitigation Plan prepared by Talasaea Consultants. The existing wetland buffer onsite is all built-environment absent of vegetation. The project proposes to reduce the wetland buffer from 110' to a variable width and enhance all remaining buffer areas by removing the existing asphalt and buildings and planting native trees and shrubs.

WILL REQUIRE REVIEW + APPROVAL OF A CRITICAL AREAS LAND USE PERMIT (CALWA) PRIOR TO APPROVAL OF MDP.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

N/A. No filling or dredging is proposed in wetlands or other surface waters.

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

N/A. No surface water withdrawals or diversions are proposed.

- e. Does the proposal lie within a 100-year floodplain? No.
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. Surface runoff from roof, pavement, and landscape surfaces that does not infiltrate will be collected and routed through a detention facility. At a minimum, runoff from paved surfaces will also routed through a GULD-approved water quality treatment facility. Stormwater will be discharged to the municipal storm drainage system adjacent to the site.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No septic systems will be used on site. All sewer discharge will be connected to the City sanitary sewer system.

3. ~~Water~~ Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be generated by rainfall landing on the project site. All stormwater runoff from the site will be collected and discharged to the adjacent municipal storm drainage system. Prior to discharge, stormwater will be routed to a detention system and runoff from paved surfaces will be routed to a GULD-approved water quality treatment facility prior to discharge from the site. The municipal storm drainage system adjacent to the site drains to the West Tributary drainage basin.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

There is an unlikely possibility that minimal amounts of waste materials could enter ground or surface waters (e.g. small amounts of petroleum products, sediments, or concrete materials) from construction activities. Oils, fuels, or chemicals will not be discharged to surface waters or onto land where there is a potential for entry to the surface waters downstream. The contractor will be required to utilize BMPs during construction in accordance with City of Bellevue requirements to prevent and minimize the potential for waste materials leaving the site during construction.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed project does not alter drainage patterns except that capture runoff will be temporarily detained, control-released, and routed through a GULD-approved water quality treatment system in accordance with 2019 City of Bellevue Storm and Surface Water Engineering Standards requirements.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

The proposed development will include stormwater infrastructure designed in accordance with 2019 City of Bellevue Storm and Surface Water Engineering Standards requirements. Exposed surfaces not covered by building or pavement will be compost-amended in accordance with stormwater code requirements. Flow control BMPs will be evaluated for use on site and implemented if feasible. A Construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project, including a Temporary Erosion and Sedimentation Control (TESC) plan, and the contractor will implement BMPs in accordance with the SWPPP and TESC plans and City of Bellevue Storm and Surface Water Engineering Standards requirements.

PER UTILITIES CODE 24.06 STORM & SURFACE WATER

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other trees are directly adjacent to the edge of the Site.
- ☐ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☒ other types of vegetation Himalayan blackberry

2. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed or altered. The only vegetation that occurs on the Site is deciduous trees planted along the perimeter directly adjacent to the Site to the west.

3. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Vegetation occurs along the perimeter of the Site only. The majority of the Site is paved and developed with buildings. Required landscaping will be provided around the new buildings as required by City code. Additional native tree and shrub species will be planted in the buffer area in the southwest corner of the Site resulting in a net increase in plants at the Site.

PER UTILITIES CODE 24.00 STORM + SURFACE WATER.

5. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry occurs on the adjacent properties, but is generally absent from the Site due to presence of asphalt and buildings.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, ☐other _____

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

3. Is the site part of a migration route? If so, explain.

Yes, the Site is within the path of the Pacific Flyway migratory route for birds.

4. Proposed measures to preserve or enhance wildlife, if any.

Supplemental planting will provide a small area of habitat for birds or small mammals.

5. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the Site.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for heating and air conditioning using a high-efficiency VRF system.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project has no solar shadow impact to the adjacent properties.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The VRF HVAC system is an extremely energy-efficient system that will be set operate at indoor temperatures of 55 degrees F for heating and 80 degrees F for cooling. Water heating is performed by electric point-of-use instantaneous heaters that have minimal standby losses. Lighting will be via LED fixtures throughout the building, and will be controlled via occupancy sensors to limit their run-time. Fixtures have been selected for their durability and extended life-cycle. Plumbing fixtures proposed are high efficiency and commercial grade, for durability and extended life cycle. The building envelope is proposed to be constructed of high-efficiency insulated metal panels, which reduce air infiltration and thermal loss.

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known.

- a. Describe any known or possible contamination at the site from present or past uses.

None known.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used, or produced on site once the development is completed. During construction, fueling operations for equipment may occur.

- d. Describe special emergency services that might be required.

None known.

- e. Proposed measures to reduce or control environmental health hazards, if any.

No known environmental health hazards will be present on site. Tenant contracts contain terms that prohibit the storage of toxic or hazardous chemicals on site.

CLEAR & ORANGE CODE BCC 23. TO
DOE (DEPT. OF ECOLOGY) CHAPTERS IN WAC.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic from the adjacent 124th and Northup rights of way are not anticipated to adversely affect the project. Construction noise from the surrounding 124th and Sound Transit projects will be present during allowable construction hours for the next few years.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Construction noise will occur on a short-term basis. The project will generate vehicular noise from tenants utilizing the storage facilities during business hours, which are typically from 6am to 9pm.

NOISE CONTROL PER BCC 9.18.

- c. Proposed measures to reduce or control noise impacts, if any.

The contractor will comply with the City of Bellevue limitations on construction noise.

CONDITIONS OF APPROVAL TO USE NOISE SUPPRESSION
TECHNIQUES THROUGHOUT CONSTRUCTION.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a self-storage facility and the proposed use is a self-storage facility. The proposed project is not anticipated to affect current land uses on nearby properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

There are 6 existing 1-story self-storage buildings and one 2-story storage building on Parcel A (2001 124th Ave NE), one covered parking area also on Parcel A, and there is one 2-story self storage building on Parcel B(2001 124th Ave NE).

4. Will any structures be demolished? If so, what?

Yes, the three southernmost buildings on Parcel A (2001 124th Ave NE) and the covered parking structure will be demolished. No structures will be demolished from Parcel B (2001 124th Ave NE).

5. What is the current zoning classification of the site? Bel-Red Office/Residential (BR-OR)

6. What is the current comprehensive plan designation of the site? Bel-Red Office/Residential (B+)

7. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The City of Bellevue GIS map indicates that Parcel A is designated as "Low to Moderate Liquefaction" hazard and Parcel B is listed as "Very Low Liquefaction" hazard. Several small areas on Parcel B are indicated as steep slopes. The wetlands to the south and west of the project and West Tributary are considered "environmentally sensitive" areas. *AND AS*

- SUCH, ADJACENT SITE DEVELOPMENT WHICH PROPOSES WORK IN BUFFER WILL BE REVIEWED THROUGH AN LO.*
9. Approximately how many people would reside or work in the completed project? Approximately 3 people

10. Approximately how many people would the completed project displace? Approximately 3 people

11. Proposed measures to avoid or reduce displacement impacts, if any.

No displacement is anticipated by the proposed project. There is no residential component to either the existing or proposed developments.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The existing and proposed uses are the same so no change will occur in use. The project will submit for and obtain all required permits through the City of Bellevue.

MDP REVIEW, ADP REVIEW & LO REVIEW.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

3. Proposed measures to reduce or control housing impacts, if any.

None.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The building height is proposed to be 49 feet above the lowest adjacent grade. The primary exterior building materials are proposed to include a CMU base between 4 to 10 feet above finished grade, and embossed insulated metal panel for the field and parapets of the building. The partially-glazed display element at the southeast corner of the building includes a CMU base to 10 feet above grade, and display windows at the 2nd through 4th floors.

** BUILDING HEIGHT IS MEASURED FROM AVERAGE ELEVATION OF FINISHED GRADE.*

2. What views in the immediate vicinity would be altered or obstructed?

The proposed 4-story building will not significantly alter or affect the views from the adjacent properties.

THE LAND USE CODE DOES NOT PROTECT VIEWS.

3. Proposed measures to reduce or control aesthetic impacts, if any

Total area of glazing is proposed to be well below the allowable wall-area ratio. Glazing is proposed to be concentrated at areas of branding accent or operational necessity. The overall building height is proposed to be roughly the same height as the existing bank of established, mature trees in the greenbelt to the west of the site, minimizing visual impact at the horizon. Building materials proposed are simple and durable, in pleasing earth tones. Wall surfaces are broken visually using modular applications of color, pattern and texture. Areas of stronger colors are limited to branding and way-finding elements, and street level applications of color are minimized.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Building materials have been chosen to minimize reflected glare to adjacent properties. Areas of internally-lighted glazing are minimized and located only at areas driven by the Owner's prototypical branding design and operational needs. Lighted display windows are proposed to be on daylight sensors to limit their operational hours. Rental Office lighting is only active during operational hours.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No impact to safety or views from glare is anticipated.

3. What existing off-site sources of light or glare may affect your proposal?

No impactful off-site light sources have been identified.

4. Proposed measures to reduce or control light and glare impacts, if any.

The use of exterior LED lighting fixtures with 1 to 3 foot-candles at walks, and 2 to 4 foot-candles at parking areas and gated entries are being proposed to limit the amount of offsite light pollution, as required by the AHJ. Exterior lighting fixtures will have shields, if/as required, to restrain lighting within the property lines. *LAND USE CODE 20.20.522 LIGHT POLLUTION*

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Several City of Bellevue Parks are within ~~1/2~~ ¹ mile of the project site.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No.

3. ✓ Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Not applicable.

Historic and Cultural Preservation

1. ✓ Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No.

2. ✓ Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No visible evidence, landmarks, or other features were noted.

3. ✓ Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No professional studies were conducted. However, the vast majority of the Site is disturbed with existing buildings and paved surface.

4. ✓ Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Given the top 4 feet of the Site were already disturbed with the construction of the existing buildings, this Project is unlikely to disturb additional areas of soil. BMPs will be in effect during construction in case of any incidental findings of cultural resources that would require a cultural resources specialist.

LO - CRITICAL AREA LAND USE PERMIT TO BE REQUIRED TO MITIGATE FOR DISTURBANCE TO CRITICAL AREA BUFFER.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project is served by 124th Ave NE and Northup Way.

2. ✓ Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Bus stops are located nearby the 124th Ave NE and Northup Way intersection, serving bus routes 249 and 889.

3. ✓ How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

There are 16 existing parking stalls on Parcel A, off Northup. These will all remain. There are 11 existing striped temporary parking stalls on the Parcel B site (2100 124th Ave NE). There are 46 covered and uncovered parking stalls for rent on Parcel B, and these will all be removed. The proposed development will provide approximately 14 stalls, providing a total of 30 parking stalls for the property.

ON PARCEL B

4. ✓ Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. The City of Bellevue will construct frontage improvements with the City's 124th Ave NE roadway project, including planters and sidewalks.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The project will generate 249 net new weekday daily trips. Peak volumes are anticipated to occur between 1:15 pm and 2:15 pm. Truck trips are estimated to be 2 to 15 percent of the weekday traffic. Estimates based on the Institute of Transportation Engineers Trip Generation Manual, 10th Edition.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

The project will utilize the existing driveway from Northup during the 124th Ave NE roadway project construction. After the 124th Ave NE roadway improvements project is completed, the subject site will use a new driveway access to 124th Ave NE at the southern end of the site, and will close the existing driveway off 124th Ave NE.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable.

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will require water, sewer, storm drainage, power, telephone/internet, and refuse service. The City will provide water, sewer, storm drainage. Republic Services will provide refuse service, and telephone/internet may be provided by several providers.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____ Joe Taffin Digitally signed by Joe Taffin
DN: cn=US, email=taffin@navix.com, o=Navix Engineering, ou=Joe Taffin
Date: 2019.09.27 15:29:18 -0700

Name of signee Joe Taffin

Position and Agency/Organization Principal / Navix Engineering

Date Submitted 9/27/2019



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed project will not increase discharge to water as the proposed drainage discharge volume will approximately match existing drainage discharge. There could be a slight reduction as the proposed project increases pervious area, which could result in less runoff from the site by allowing more infiltration to occur. The proposed project will result in more net new daily vehicle trips but the impact to air emissions is anticipated to be negligible. No storage or release of toxic or hazardous substances or noise would be expected from the completed project. Temporary noise and emissions will occur during the construction phase. The proposed project will use efficient mechanical and electrical systems.

- Indicate proposed measures to avoid or reduce such increases.

The contractor will implement BMPs during construction to minimize the risk of spills or offsite environmental issues resulting from construction activities. The completed project will utilize efficient mechanical and electrical systems.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

No adverse effects are anticipated from the project to plants, animals, fish, or marine life.

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

The developed project will include more landscaped areas with native plantings and trees. Water quality from runoff leaving the site should improve over existing conditions, since new pavement surfaces will route stormwater runoff through water quality treatment systems prior to discharge from the site.

3. How would the proposal be likely to deplete energy or natural resources?

The project is not anticipated to deplete energy or natural resources.

Indicate proposed measures to protect or conserve energy and natural resources.

Efficient mechanical and electrical systems will be utilized in the proposed project.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

Discharges to wetlands will be managed on site to comply with flow control and water quality treatment requirements in accordance with City of Bellevue stormwater code. Therefore, the runoff discharged from the site should be improved compared to existing conditions.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

The proposed project will comply with City of Bellevue code requirements.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed project will not affect land and shoreline use.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

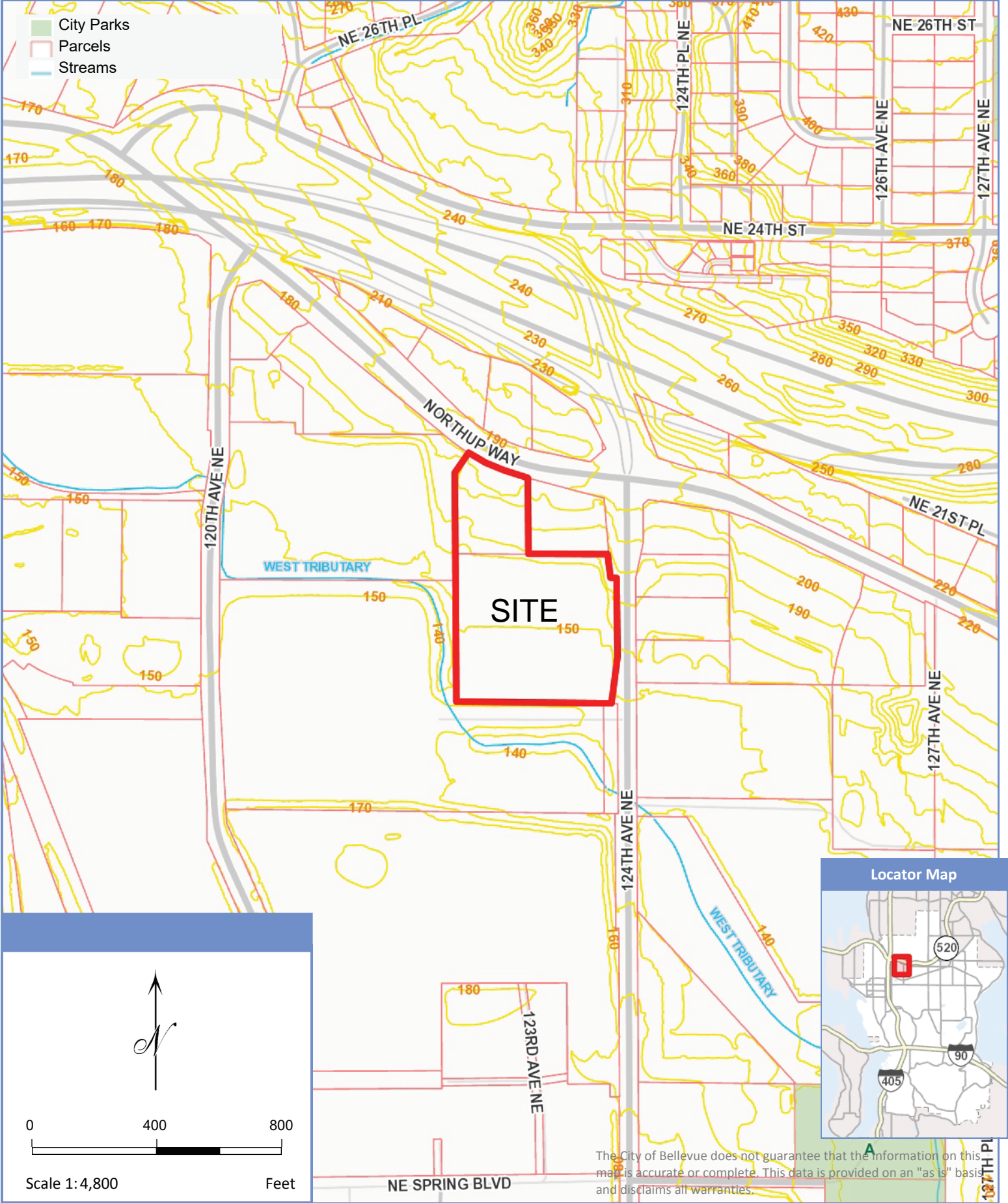
The project is not anticipated to have a significant impact on transportation or public services and utilities.

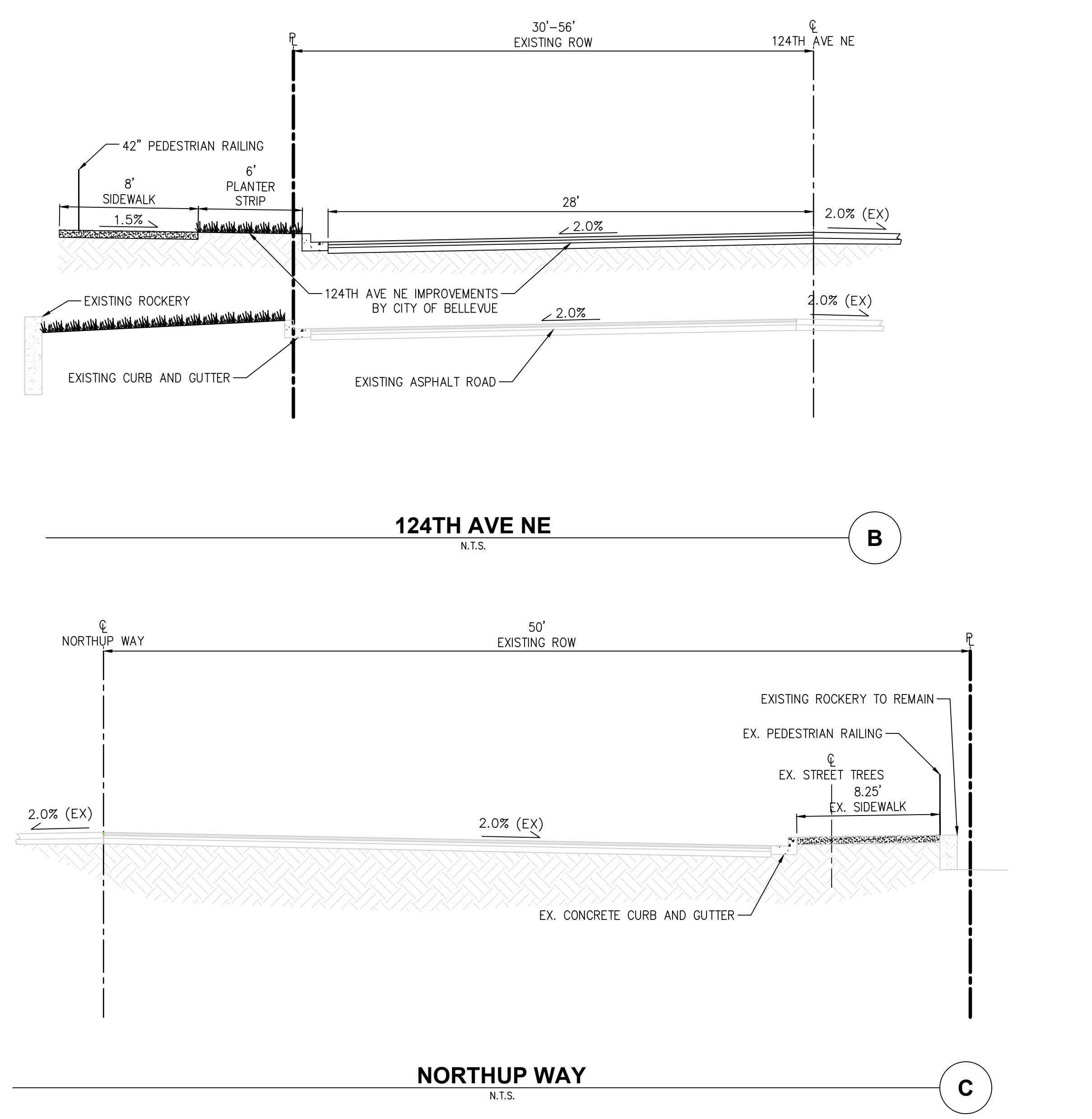
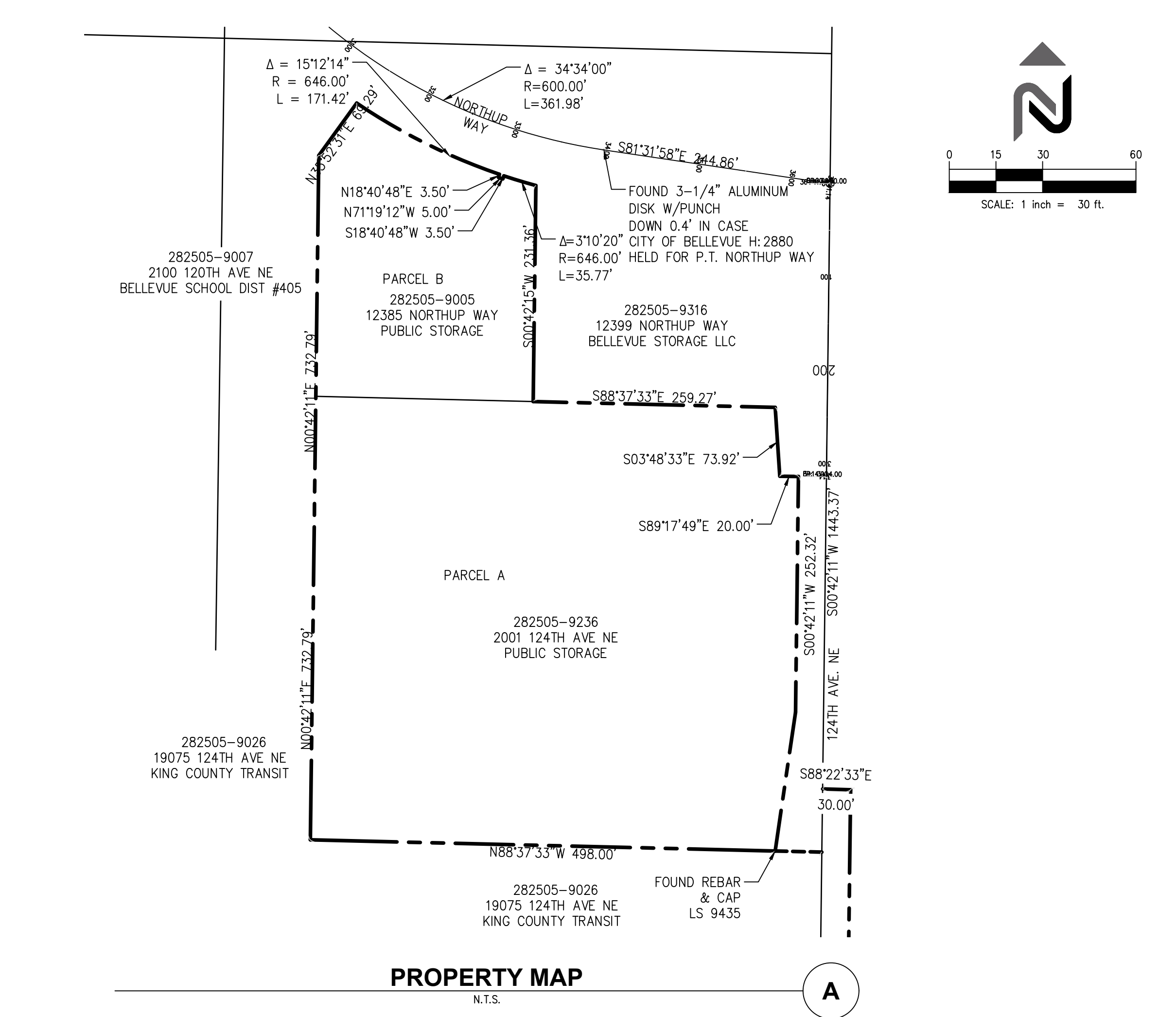
Indicate proposed measures to reduce or respond to such demand(s).

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed project will not conflict with local, state, or federal laws or requirements for the protection of the environment.





09.30.19	C.01.0
----------	--------

CRITICAL AREAS REPORT AND CONCEPTUAL MITIGATION PLAN

NORTH BELLEVUE PUBLIC STORAGE FACILITY REDEVELOPMENT BELLEVUE, WASHINGTON

Prepared For:
PUBLIC STORAGE

Prepared By:
TALASAEA CONSULTANTS, INC.

1 November 2019

**Critical Areas Report and Conceptual Mitigation Plan
North Bellevue Public Storage Facility Redevelopment
Bellevue, Washington**

Prepared For:
Mr. Bryan Miranda
Vice President
Public Storage
2200 E. McFadden Avenue
Santa Ana, CA 92705-4704

Prepared By:
Talasaea Consultants, Inc.
15020 Bear Creek Road NE
Woodinville, Washington 98077
(425) 861-7550

1 November 2019

EXECUTIVE SUMMARY

<u>PROJECT NAME:</u>	North Bellevue Public Storage Facility Redevelopment
<u>CLIENT:</u>	Bryan Miranda, Public Storage
<u>SITE LOCATION:</u>	The Project Site is a redevelopment of one (1) King County Tax Parcel, 2825059236, located at 12385 Northup Way in Bellevue, Washington 98005. The redevelopment is a portion of the Site approximately 5.57 acres in size. The main entrance for Public Storage is located across 124th Avenue NE, east of the project area. The Public Land Survey System location is the NW ¼ of Section 28, T25N, R5E, Willamette Meridian.
<u>PROJECT STAFF:</u>	Jennifer Marriott, PWS, Senior Ecologist; David R. Teesdale, Senior Wetland Ecologist; Aaron Ellig, Ecologist.
<u>FIELD SURVEY:</u>	Two (2) wetlands and one (1) stream were delineated off-site on 9 and 14 April 2015, and verified again on 15 August 2018.

CRITICAL AREAS DETERMINATION: The North Bellevue Public Storage Facility Site is located east of the West Tributary of Kelsey Creek. The Site is currently completely developed as a storage facility with eight (8) long and narrow storage container building units, one (1) covered parking unit, and an office building. The Site slopes downward to the south from Northup Way into the storage facility and west towards the off-site riparian corridor of the West Tributary of Kelsey Creek. There is a chain-link fence that separates the paved portion of the existing development from the riparian corridor. There are no wetlands or streams on the Site.

West Tributary of Kelsey Creek occurs offsite to the west and south of the Site with adjacent wetlands, Wetland A to the west and Wetland B to the south. Wetland A is a Category III riverine wetland with a Habitat Score of 5. The standard buffer for this wetland is 110 feet, with a 15-foot structure setback from the buffer. Wetland B is a Category III riverine wetland with a Habitat Score of 4. The standard buffer for this wetland is 60 feet, with a 15-foot structure setback from the buffer. The West Tributary of Kelsey Creek in this location is a Type Np water. The standard buffer for the creek is 50 feet, as measured from the top of the bank, with a 25-foot structure setback from the edge of the buffer.

VEGETATION: The Site is mostly devoid of native vegetation. The buffer on-site is mostly asphalt and concrete and developed with the storage facility. The existing off-site buffer is vegetated along the slope. Upland vegetation in this area consists of black cottonwood (*Populus trichocarpa*), red alder (*Alnus rubra*), bitter cherry (*Prunus emarginata*), big-leaf maple (*Acer macrophyllum*), and Himalayan blackberry (*Rubus armeniacus*).

SOILS: Two soil units are mapped on the Site: Everett gravelly sandy loam (5 to 15 percent slopes) in the northeastern corner, and Seattle Muck in the southwestern two-thirds of the Site. However, given that the Site has been developed for several decades, the mapped soils are not an accurate reflection of current site conditions.

HYDROLOGY: Hydrology for the wetlands is provided, for the most part, by the hyporheic zone along the streambed for the West Tributary of Kelsey Creek. Hydrology for a small portion of the wetlands may also be provided by stormwater directed towards the stream and wetlands via on- and off-site culverts.

PROJECT DESCRIPTION: Public Storage purposes to redevelop the Site with a multi-story building within the existing developed footprint. Three (3) existing storage buildings will be removed to allow space for the new development. The proposed redevelopment will not extend any further into undeveloped portions of the Site, or extend past existing paved portions of the Site. The newly constructed building will be within the building setback of the West Tributary of Kelsey Creek. However, the area of development proposed within the building setback is less than the current existing structures. No critical area impacts are expected beyond existing conditions. Several paved areas will be recontoured or removed to accommodate new drive aisles. This will result in removing areas of existing paved asphalt that will be restored and replanted with native wetland buffer vegetation. The majority of the plantings will occur on the southern and western edges of the Site between the proposed building and

the off-site critical areas. The planting buffer will provide additional habitat function and buffer protection for Wetland A and the West Tributary of Kelsey Creek.

ASSESSMENT OF DEVELOPMENT IMPACTS: No direct wetland or stream impacts will occur as a result of the proposed development. Impacts are proposed to the already developed portions of the buffer that exceed what is typically allowable per code. However, given the non-conforming pre-existing condition of the buffers onsite, the proposed development will result in more functional buffer than the existing condition. The proposed building is located mostly outside of the Wetland A buffer, though partially within the building setback. Existing asphalt parking lot will be removed from the southwest corner of the Site. This area will then be replanted with native wetland buffer vegetation.

PROPOSED MITIGATION: The project provides 8,600 square feet of buffer restoration to compensate for the proposed impacts to the buffers. A large asphalt area will be removed and planted with a variety of native vegetation appropriate for wetland and stream buffers. A landscape strip along the southern property boundary will be planted and is located contiguous with the wetland/stream buffer. This will provide additional habitat and connectivity through this area beyond the limits of the critical areas themselves.

Perimeter fencing will be provided to protect the post-development critical areas from intrusions. Mitigation will follow established guidelines for to reduce impacts. The proposed mitigation will result in a net gain in critical area functions and values compared to existing conditions. Long-term performance monitoring and maintenance will commence for five (5) years following mitigation construction completion.

TABLE OF CONTENTS

Executive Summary	i
Table of Contents.....	iii
List of Figures, Photos, and Appendices	v
Chapter 1. Introduction	1
1.1 Report Purpose	1
1.2 Statement of Accuracy	1
Chapter 2. General Property Description and Land Use	1
2.1 Site Location.....	1
2.2 Site Description	2
Chapter 3. Methodology	2
3.1 Background Data Reviewed	2
3.2 Field Investigation.....	2
Chapter 4. Results.....	3
4.1 Analysis of Existing Information.....	4
4.1.1 National Wetland Inventory	4
4.1.2 Natural Resources Conservation Service.....	4
4.1.3 City of Bellevue Critical Areas Databases	4
4.1.4 King County Critical Areas Databases.....	4
4.1.5 WDFW Priority Habitats and Species Databases	4
4.1.6 Pacific States Marine Fisheries Commission (PSMFC, StreamNet).....	5
4.1.7 WDFW SalmonScape.....	5
4.2 Analysis of Existing Conditions.....	5
4.2.1 Wetland A.....	5
4.2.2 Wetland B.....	7
4.2.3 West Tributary of Kelsey Creek.....	8
Chapter 5. Regulatory Review.....	8
Chapter 6. Proposed Project and impacts	9
6.1 Project Description	9
6.2 Assessment of Development Impacts	9
Chapter 7. Proposed Mitigation	9
7.1 Agency Policies and Guidance	9
7.2 Mitigation Sequencing	10
7.3 Mitigation Plan	10
7.4 Best Management Practices (BMPs).....	10
7.4.1 Permanent Fencing and Signage	11
7.5 Mitigation Design Elements	11
7.5.1 Planting Plan	11
7.5.2 Temporary Irrigation System	11

7.6	Mitigation Goals, Objectives and Performance Standards	11
Chapter 8.	Construction Management.....	12
8.1	Mitigation Construction Sequencing	12
8.2	Post-Construction Approval.....	12
8.3	Post-Construction Assessment	13
Chapter 9.	Monitoring Plan.....	13
9.1	Monitoring Schedule.....	13
9.2	Reports.....	13
9.2.1	Methods for Monitoring Vegetation Establishment	13
9.3	Photo Documentation	14
9.4	Wildlife.....	14
9.5	Water Quality.....	14
9.6	Site Stability.....	14
Chapter 10.	Maintenance and Contingency	14
Chapter 11.	Financial guarantee	15
Chapter 12.	Summary	15
Chapter 13.	References	17

LIST OF FIGURES

- Figure 1** – Vicinity Map & Directions
Figure 2 – Existing Conditions
Figure 3 – NRCS Map
Figure 4 – Kelsey Creek Drainage Map

Note: Figures are located at the end of the report immediately before the appendices.

LIST OF PHOTOS

- Photo 1.** Wetland A. View is to the south along the West Tributary of Kelsey Creek. The Public Storage facility is located to the left of the photo (04-09-2015)..... 6
Photo 2. Wetland A extends to the northwest, view is to the northwest. Red arrows point to beaver dams in the center of the photo (04-14-2015)..... 6
Photo 3. Wetland B with evidence of recent beaver activity. View is to the south (04-14-2015).
..... 7

LIST OF APPENDICES

- Appendix A:** Wetland Determination Data Forms, Talasaea Consultants, 2018
Appendix B: Wetland Rating Form, Washington State Department of Ecology Wetland Rating System for Western Washington: 2014 Update
Appendix C: Sheet W1.0 - Existing Conditions Plan, Talasaea Consultants, 2019
Sheet W1.1 - Proposed Site Plan, Talasaea Consultants, 2019
Sheet W1.2 - Conceptual Planting Plan & Plant List, Talasaea Consultants, 2019

CHAPTER 1. INTRODUCTION

1.1 Report Purpose

This report is the result of a critical areas investigation conducted for Public Storage located at 12385 Northup Way in Bellevue, Washington (**Figure 1**). The Public Storage property will be referred to as “Project Site,” or “Site” hereinafter. The Site is currently developed and used as a public storage facility. The purpose of this report is to: 1) identify and describe critical areas located on or within 300 feet of the Project Site, including wetlands, streams, and habitat associated with species of local importance; 2) describe potential impacts to critical areas resulting from the proposed public storage facility redevelopment; and, 3) describe proposed mitigation if any are necessary for impacts to critical areas.

Information presented in this report will be utilized by the City of Bellevue Land Use Department to assist in the permitting of the proposed redevelopment. This report is designed to meet the requirements as stated in the Bellevue Land Use Code (BLUC) Part 20.25H Critical Areas Overlay District.

This report will provide and describe the following information:

- Project Location
- General Property Description;
- Methodology for Critical Areas Investigations;
- Results of Critical Areas Background Review and Field Investigation;
- Regulatory Review;
- Project Description;
- Assessment of Development Impacts;
- Proposed Mitigation;
- Construction Sequencing;
- Monitoring Plan; and
- Summary

1.2 Statement of Accuracy

The information contained in this report was produced by trained professionals at Talasaea Consultants, Inc., and adheres to the protocols, guidelines, and generally accepted industry standards available at the time work was performed. The conclusions in this report are based on the results of analyses performed by Talasaea Consultants and represent our best professional judgment. To that extent, and within the limitations of project scope and budget, we believe the information provided herein is accurate and true to the best of our knowledge. Talasaea Consultants does not warrant any assumptions or conclusions not expressly made in this report, or based on information or analyses other than what is included herein.

CHAPTER 2. GENERAL PROPERTY DESCRIPTION AND LAND USE

2.1 Site Location

The Project Site is a redevelopment of one King County Tax Parcel (2825059236), located at 12385 Northup Way in Bellevue, Washington 98005. The redevelopment is a portion of the Site approximately 5.57 acres in size. The main entrance for Public Storage is located across 124th Avenue NE, east of the Site. The Public Land Survey System location is the NW ¼ of Section 28, T25N, R5E, Willamette Meridian.

The Project Area is bordered on the north by parcel numbers 2825059005 and 2825059316, which are both currently developed. The office building and main entrance is bounded on the east by 124th Avenue NE, on the south by NE 18th Place, and on the west by the King County Transit Center and the Safeway Industrial Facility. The West Tributary of Kelsey Creek flows north to south along the west and south property boundaries.

2.2 Site Description

The Site is currently used as a storage facility by Public Storage (**Figure 2**). The Site is almost entirely developed with impervious surfaces. The topography of the Site slopes downward from the north to the south. This same amount of elevation change occurs off-site to the west towards the riparian corridor of the West Tributary of Kelsey Creek. Gated security access to the Site is located along both 124th Avenue NE and Northup Way.

The Site is mostly devoid of vegetation, except for a relatively narrow (approximately 15-foot-wide) stretch of upland vegetation along the northwest property line near the driveway entrance. The main office building for Public Storage is located on an adjacent parcel along Northup Way with paved gated access to eight (8) closed compartment storage units, one (1) open-sided covered parking unit, and a line of uncovered parking stalls located along the south property boundary. The Site is completely enclosed within a chain-link fence. The fence separates the existing paved (developed) portion of the Site from the riparian corridor of the West Tributary of Kelsey Creek.

CHAPTER 3. METHODOLOGY

The critical areas analysis of the Site involved a two-part effort. The first part consisted of a preliminary assessment of the Site and the immediate surrounding area using existing published environmental information. This information includes:

- 1) Streams, wetland and soils information from resource agencies;
- 2) Critical Areas information from the City of Bellevue and King County; and
- 3) Relevant studies completed or ongoing in the vicinity of the Site.

The second part consisted of site investigations where direct observations and measurements of existing environmental conditions were made. Observations included plant communities, soils, hydrology, and riparian conditions. This information was used to help characterize the existing conditions at the Site and to define the limits of critical areas for regulatory purposes (see **Section 3.2 - Field Investigation** below).

3.1 Background Data Reviewed

Background information from the following sources was reviewed prior to field investigations:

- U.S. Fish and Wildlife Service (USFWS), National Wetland Inventory (NWI), Wetlands Online Mapper (<http://wetlandsfws.er.usgs.gov/wtlnds/launch.html>);
- Natural Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>);
- Natural Resources Conservation Service, National Hydric Soils List by State (<http://soils.usda.gov/use/hydric/lists/state.html>);
- King County GIS Database (King County, 2019);
- Pacific States Marine Fisheries Commission (PSMFC) StreamNet (www.streamnet.org);
- Washington Department of Fish and Wildlife (WDFW) SalmonScape database, 2019 (www.wdfw.wa.gov/mapping/salmonscape/databases); and
- WDFW Priority Habitats and Species (PHS) Database on the Web (April 2019) (<http://wdfw.wa.gov/mapping/phs/>).

3.2 Field Investigation

The site evaluation, wetland delineation, and the ordinary high water mark (OHWM) delineation for the West Tributary of Kelsey Creek were conducted on 9 and 14 April 2015 and again on 15 August 2018 to confirm existing conditions. The existing site conditions were evaluated and recorded based upon the guidance of the following documents:

- City of Bellevue Critical Areas Ordinance (§20.25H);
- U.S. Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation and Identification Manual: Western Mountains, Valleys, and Coast Region (U.S. Army Corps of Engineers 2010);
- *Flora of the Pacific Northwest* (Hitchcock and Cronquist 1973);
- National Wetland Plant List (Lichvar 2012);
- Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, *et al.* 1979);
- Washington State Department of Ecology, Washington State Wetland Rating System for Western Washington (Hruby 2014).

The wetland delineation used the routine methodology described in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (Environmental Laboratory, 2010). The wetland rating and habitat scores were updated based on Ecology's table for adjusting rating scores. The OHWM for the West Tributary of Kelsey Creek was delineated using the methodology described in *Determining the Ordinary High Water Mark on Streams in Washington State* (Olson and Stockdale 2010). The wetland boundary and OHWM were marked in the field with wire flags, or by surveyor's tape on vegetation. The wetland was classified according to BLUC Part 20.25H (Critical Areas Overlay District).

Plant species were identified according to the taxonomy of Hitchcock and Cronquist (Hitchcock and Cronquist 1973). Taxonomic names were updated and plant wetland status was assigned according to North American Digital Flora: National Wetland Plant List, Version 2.4.0 (Lichvar, *et al.* 2012). Wetland classes were determined with the U.S. Fish and Wildlife Service's system of wetland classification (Cowardin, *et al.* 1979). Vegetation was considered hydrophytic if greater than 50% of the dominant plant species had a wetland indicator status of facultative or wetter (i.e., facultative, facultative wetland, or obligate wetland).

Wetland hydrology was determined based on the presence of hydrologic indicators listed in the Corps regional supplement. These indicators are separated into Primary Indicators and Secondary Indicators. To confirm the presence of wetland hydrology, one (1) Primary Indicator or two (2) Secondary Indicators must be demonstrated. Indicators of wetland hydrology may include, but are not necessarily limited to: drainage patterns, drift lines, sediment deposition, watermarks, stream gauge data and flood predictions, historic records, visual observation of saturated soils, and visual observation of inundation.

Soils on the Site were considered hydric if one or more of the hydric soil indicators listed in the Corps Regional Supplement are present. Indicators include presence of organic soils, reduced, depleted, or gleyed soils, or redoximorphic features in association with reduced soils.

An evaluation of patterns of vegetation, soil, and hydrology was made along the interface of wetland and upland. **Appendix A** contains USACE wetland determination data forms prepared by Talasaea for representative locations in both upland and corresponding wetland areas. These data forms document the vegetation, soils, and hydrology information that aided in the wetland boundary determination.

CHAPTER 4. RESULTS

This section describes the results of background research and field investigation. For the purpose of this report, the term "vicinity" describes an area approximately 300 feet around the Site.

4.1 Analysis of Existing Information

The following sources were reviewed for background information based on data compiled from resource agencies and local government.

4.1.1 National Wetland Inventory

The Kirkland Quadrangle NWI map does not show any wetlands on the Site. The closest off-site wetland mapped is approximately 400 feet southeast of the Site. The mapped wetland is approximately four (4) acres in size and associated with the West Tributary of Kelsey Creek. It is categorized as a palustrine forested wetland that is seasonally flooded (PFOC). Another off-site PFOC wetland is mapped approximately 1,000 feet northwest of the Site.

4.1.2 Natural Resources Conservation Service

The Natural Resources Conservation Service maps two (2) soil units on the Site (**Figure 3**). These soils are Everett gravelly sandy loam 5 to 15 percent slopes (EvC), and Seattle Muck (Sk). Approximately 33 percent of the northeast corner of the Site is mapped as Everett gravelly sandy loam urban land. The remaining 67 percent along the southwest end of the Site is mapped as Seattle Muck.

Everett gravelly sandy loam is a nearly level to undulating, somewhat excessively drained soil. It forms in gravelly glacial outwash under conifers. The surface is typically very dark brown gravelly sandy loam. The subsoil is dark yellowish-brown gravelly sandy loam. The National Technical Committee on Hydric Soils does not include the Everett series on its list of hydric soils.

Seattle Muck is made up of very poorly drained organic soils that formed in materials derived primarily from sedges. These soils are found in depressions and valleys on the glacial till plain and in river and stream valleys. The representative profile is a surface layer (approximately 11 inches) of black muck underlain by dark reddish-brown, black, very dark brown, and dark brown muck and peaty muck extending to 60 inches or more. Seattle Muck is listed as a hydric soil by the National Technical Committee on Hydric Soils. Approximately two-thirds of the southwest corner of the Site was mapped as this soil unit; most of the on-site area mapped as Seattle Muck is assumed to have been filled by previous land uses. The off-site portion, within the riparian wetland exhibited the soil conditions identified by Seattle Muck.

4.1.3 City of Bellevue Critical Areas Databases

The City of Bellevue Critical Areas GIS database only maps steep slopes on the Project Site. No other critical areas are shown on the Site. The map does indicate the West Tributary of Kelsey Creek which flows north to south along the west and south sides of the Site. Two wetlands are mapped off-site; both are greater than 500 feet from the Site. Both were shown on the NWI Wetland Inventory map as referenced above.

The City of Bellevue Kelsey Creek Basin map designates the West Tributary of Kelsey Creek to be a non-fish-bearing stream type north of Bel-Red Road (**Figure 4**).

4.1.4 King County Critical Areas Databases

The King County Critical Areas GIS database maps the West Tributary of Kelsey Creek adjacent to the Site. No other critical areas are mapped within 300 feet of the Site according to the King County GIS database.

4.1.5 WDFW Priority Habitats and Species Databases

The WDFW Priority Habitats and Species database identifies the same two (2) wetlands as identified within the City of Bellevue GIS database and the NWI Wetlands online mapper; both are located greater than 500 feet from the Site. One of these wetlands is mapped approximately 1,000 feet northwest of the Site; the other wetland is mapped approximately 500 feet southeast of the Site. The map indicates the West Tributary of Kelsey Creek has an

occurrence/migration of resident coastal cutthroat trout (*Oncorhynchus clarki*). However, there are no details of the time, location, nor the person who documented such information. Resident coastal cutthroat trout are not Federally-listed nor are they a State-listed species.

4.1.6 Pacific States Marine Fisheries Commission (PSMFC, StreamNet)

The StreamNet GIS database does not indicate any fish use for the West Tributary of Kelsey Creek, nor does the Site or area within 300 feet of the Site support any runs of either Federally- or State-listed species.

4.1.7 WDFW SalmonScape

The WDFW SalmonScape GIS database indicates that the West Tributary of Kelsey Creek within 300 feet of the Site has a “modeled presence” of fall Chinook (*Oncorhynchus tshawytscha*), coho (*Oncorhynchus kisutch*), winter steelhead (*Oncorhynchus mykiss*), and sockeye salmon (*Oncorhynchus nerka*). Chinook salmon are Federally-listed as threatened and State-listed as a Candidate species. Coho salmon are Federally-listed as a Species of Concern and are also a State-listed Candidate species. Steelhead are Federally-listed as threatened and State-listed as a Candidate species. The Puget Sound Evolutionarily Significant Unit (ESU) of sockeye salmon is not Federally-listed nor are they a State-listed species. The “modeled presence” indication infers that a stream might provide habitat or support populations of a specific fish species based on an analysis of stream gradient and width but does not necessarily indicate that the species is actually present.

4.2 Analysis of Existing Conditions

Two (2) wetlands and the Ordinary High Water Mark (OHWM) of the West Tributary of Kelsey Creek were delineated during our site investigations (**Sheet W1.0, Appendix C**). The wetlands (Wetland A and Wetland B) were rated according to the Washington State Department of Ecology Wetland Rating System for Western Washington (Hruby 2014) and are discussed below. The wetland rating forms for both of the wetlands are in **Appendix B. Section 4.2.3** below contains the description for the reach of the West Tributary of Kelsey Creek adjacent to the Site.

4.2.1 Wetland A

Wetland A is located off-site to the west and is associated with the West Tributary of Kelsey Creek (**Sheet W1.0, Appendix C**). Wetland A is a small, linear palustrine emergent, scrub-shrub and forested wetland (PEM/PSS/PFO; (Hitchcock and Cronquist 1973)). The delineated portion of Wetland A is approximately 4,680 SF. Wetland A receives some overbank flooding from the creek, as observed on both 9 and 14 April 2015. The forested vegetation includes black cottonwood (*Populus balsamifera*), and red alder (*Alnus rubra*). Scrub-shrub vegetation includes red-osier dogwood (*Cornus sericea*), and Himalayan blackberry (*Rubus armeniacus*) (**Photo 1**). Emergent vegetation includes lady fern (*Athyrium filix-femina*), reed canarygrass (*Phalaris arundinacea*), and giant horsetail (*Equisetum telmateia*). Native vegetation in the surrounding upland areas includes big leaf maple (*Acer macrophyllum*), bitter cherry (*Prunus emarginata*), and sword fern (*Polystichum munitum*). Non-native vegetation within the upland area includes Himalayan blackberry, bittersweet nightshade (*Solanum dulcamara*), English Ivy (*Hedera helix*), English Holly (*Ilex aquifolium*), and spurge laurel (*Daphne laureola*).



Photo 1. Wetland A. View is to the south along the West Tributary of Kelsey Creek. The Public Storage facility is located to the left of the photo (04-09-2015).

The northwest portion of Wetland A features a beaver dam (**Photo 2**). The southern terminus of Wetland A ends abruptly at a weir and the piped stream segment of the West Tributary of Kelsey Creek (described in **Section 4.2.3**).



Photo 2. Wetland A extends to the northwest, view is to the northwest. Red arrows point to beaver dams in the center of the photo (04-14-2015).

Soils within Wetland A were typically black organic muck to a depth greater than 20 inches. Hydrology for Wetland A is provided for the most part by the West Fork of Kelsey Creek. A portion of the hydrology is provided by seepage from sloped areas to the east of the wetland. Hydrology for a portion of wetland adjacent to the Project Site is also supported in-part by surface run-off from off-site sources, including stormwater discharges via a culvert to the north of the wetland.

Wetland A was rated using the Washington State Wetland Rating System (Hruby 2014). The Total Score for Functions is 17, which satisfies the criteria for characterization as a Category III wetland. Per BLUC 20.25H.095 (D)(1)(a)(ii), Category III wetlands with a Habitat Score of 5-7 have a 110-foot standard buffer with a 15-foot structure setback. The existing vegetated portion of the buffer varies in width between 25 feet (at its closest approach along the west property boundary), to 100 feet between the wetland and the paved portion of the Site.

4.2.2 Wetland B

Wetland B is located off-site to the south and is associated with the West Tributary of Kelsey Creek (**Sheet W1.0, Appendix C**). Wetland B is a small, linear palustrine scrub-shrub wetland (PSS; Hitchcock and Cronquist 1973). The wetland is limited in size by the paved parking lot for the King County Metro Transit Center. The delineated portion of Wetland B is approximately 2,170 SF. The wetland occurs along the riparian corridor and receives some overbank flooding from the West Tributary of Kelsey Creek, as observed on both 9 and 14 April 2015, and again on 15 August 2018. The scrub-shrub vegetation includes red alder, red-osier dogwood, and Himalayan blackberry. During the 2015 and 2018 site visits evidence of recent beaver activity was observed (**Photo 3**). Upland buffer vegetation includes a mowed grass lawn, big-leaf maple, flowering cherry, black cottonwood, and red alder.



Photo 3. Wetland B with evidence of recent beaver activity. View is to the south (04-14-2015).

Soils within Wetland B were typically a sandy loam fill with redoximorphic conditions within 10 inches below ground surface. Hydrology for Wetland B is provided for the most part by the West Tributary of Kelsey Creek. A portion of the hydrology for Wetland B is provided by precipitation and surface run-off from surrounding land uses.

Wetland B was rated using the Washington State Wetland Rating System (Hruby 2014). The Total Score for Functions is 17, which satisfies the criteria for characterization as a Category III wetland. Per BLUC 20.25H.095 (D)(1)(a)(ii), Category III wetlands with a Habitat Score of 3-4 have a 60-foot standard buffer with a 15-foot structure setback. The existing vegetated portion of the buffer is all located offsite and is approximately 50 feet of sloped, mown lawn, preceded by 50 feet of paved parking. Wetland B is more than 100-feet away from the Bellevue Public Storage Facility's south property boundary, measured from the chain-link fence.

4.2.3 West Tributary of Kelsey Creek

The West Tributary of Kelsey Creek extends along the west property boundary of the Bellevue Public Storage Facility. Waters flow slowly throughout much of this portion of the stream due to existing beaver dams at the south and north ends near the Site. The day-lighted portion of the stream terminates at the south end at a gate-controlled weir. At the weir, the stream is routed within pipes for approximately 180 feet prior to daylighting again off-site on the King County Metro Transit Property, south of the Project Site. According to the City of Bellevue Kelsey Creek Basin Map, the West Tributary of Kelsey Creek is designated as a non-Fish-bearing, perennial (Np) stream type. Per BLUC 20.25H.075 (C)(1)(c), open segments of the West Tributary of Kelsey Creek (regardless of type), shall have a critical area standard buffer of 50 feet measured from the top of the bank with a 25-foot structure setback from the buffer. Additionally, per BLUC 20.25H.035(B), buffer setbacks on sites where primary structures are legally established prior to 1 August 2006 are allowed expansion into the critical area buffer only pursuant to the provisions of BLUC 20.25H.230. This code provision requires the applicant to demonstrate that the proposal will lead to equivalent or better protection of the critical areas values and functions.

CHAPTER 5. REGULATORY REVIEW

Critical areas on the Project site are subject to the regulations of the Bellevue Land Use Code (BLUC) Part 20.25H as recently updated in November 2018. This section contains standards and requirements for the protection of designated critical areas and defines permissible uses within the Critical Areas Overlay District. LUC 20.25H Section III establishes allowed alterations within the Critical Areas Overlay District. LUC 20.25H Section IV establishes standards and requirements for protection of streams. Section V establishes standards and requirements for protection of wetlands, and Section VIII establishes standards and requirements for protection of habitat associated with species of local importance. Section XII of LUC 20.25H provides the purpose, submittal requirements, and reporting requirements for Critical Areas Reports for projects that may alter or impact critical areas or their buffers.

BLUC 20.25H.095(D)2.b states if a legally established right-of-way crosses a wetland critical area buffer, the edge of the right-of-way is the extent of the buffer granted the other side of the right-of-way provides insignificant biological and hydrological function. A two-lane road and parking area that connects 124th Ave NE to the King County Metro East Base bisects the wetland buffer and separates the Project Site from the wetland. This code only applies to the southern edge of the Project Site.

Wetlands near the Project Site are also subject to Federal and State regulation under Sections 404 and 401 of the Clean Water Act, and other applicable State laws protecting Waters of the State. However, since the project does not propose any direct impacts to Waters of the U.S. or

Waters of the State, proposed critical areas impacts on the Project Site are only subject to regulation under applicable local codes, including BLUC Part 20.25H.

CHAPTER 6. PROPOSED PROJECT AND IMPACTS

6.1 Project Description

Public Storage is planning to expand its facilities within an area of existing storage units by constructing a multi-story building (**Sheet W1.2 in Appendix C**). The building will be located on the southern side of Parcel 2825059236. Three (3) existing rows of storage facilities will be removed to accommodate the proposed structure. All redevelopment will occur within the existing development footprint of the Site and no buffers that contain vegetation are proposed to be disturbed. The site plan will remove some of the existing built areas in the southwest corner of the Site and pull the new drive aisle away from the wetland and stream further.

Stormwater will be collected and treated on-site for discharge to West Tributary of Kelsey Creek at the same point where stormwater is currently released. Stormwater treatment will meet or exceed stormwater management requirements for the City of Bellevue.

6.2 Assessment of Development Impacts

No direct wetland or stream impacts will occur as a result of the proposed development. Impacts are proposed to the already developed portions of the buffer that exceed what is typically allowable per code. The Project proposes stream and wetland buffer modifications that do not meet the criteria of the BLUC, and is requesting considering pursuant to BLUC 20.25H.095.D.2

The existing buffers onsite are all developed. The edge of development is effectively the parcel limits for this property. The site plan is replacing 3 existing buildings with one larger (taller) building, and will be pulling some of the edge of development farther in from the parcel boundaries than what is currently present. While the northwest and west central portions of the development will hold the existing development footprint, in the southwest corner the developed area will pull away from the parcel edge. This area is located within the wetland and stream buffers, and will be restored to functional buffer. Given the non-conforming pre-existing condition of the buffers onsite, the proposed development will result in more functional buffer than the existing condition. There will be no net loss of critical area functions and values as a result of proposed development, and in fact, should be a gain of functions and values.

An approximately 8,600 square foot area is proposed to be restored as wetland and stream buffer. Specific locations of each species of native plant will be chosen with care as a number of existing, buried utilities existing in this general area where the buffer restoration is proposed. The buried utilities will limit the number and type of trees that can be proposed in this area, but dense plantings of native woody species will be used to minimize opportunities for invasive species to enter this area.

Stormwater release will use an existing discharge point and associated swale to the stream. The connection to the existing discharge pipe will happen within the Project Site, though and outlet of the culvert and associated swale, as well as the stream itself, all occur on the adjacent property to the north.

CHAPTER 7. PROPOSED MITIGATION

7.1 Agency Policies and Guidance

The proposed mitigation plan was designed in accordance with the policies and guidance provided in BLUC §20.25H. Pursuant to BLUC §20.25H.245, all proposed mitigation shall be based on best available science and shall demonstrate no net loss of critical areas functions and values.

7.2 Mitigation Sequencing

Mitigation sequencing has been applied to the proposed project pursuant to BLUC §20.25H.215. The mitigation sequencing requirements are:

- Avoiding the adverse impact altogether by not taking a certain action or parts of an action;
- Minimizing adverse impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- Rectify the adverse impact by repairing, rehabilitating, or restoring the affected environment;
- Reducing or eliminating the adverse impact over time by preservation and maintenance operations; or,
- Compensating for the adverse impact by replacing, enhancing, or providing substitute resources or environments.

Avoiding Impacts: The proposed project has been designed to avoid impacts to critical areas to the maximum extent practicable, while still allowing for an economically viable development that meets all code requirements. The project will avoid all direct wetland and stream impacts. Buffer impacts are proposed, but only to the already developed portions of the buffer. The existing edge of development, where it occurs within the Bellevue standard buffers, will be maintained in some areas. Buffer restoration will occur in the remaining areas where existing paved asphalt will be removed and these areas restored with native species, resulting in a net increase of functional wetland/stream buffer as the onsite buffer is entirely developed.

Minimizing Impacts: The proposed project has been re-designed to minimize impacts to the buffer onsite and to provide back as much buffer as possible, given the pre-existing non-conforming uses in the buffers on this site. Mitigation for these buffer impacts is described below.

7.3 Mitigation Plan

The project proposes buffer restoration to improve the current condition of the Site. Mitigation will commence concurrently with development or directly following completion of the project. The Project will restore buffers where existing asphalt is removed as noted on **Sheet W2.0, Appendix C**. Existing primary structures will be removed from the designated buffer areas. Fully built-out paved areas of the Site will be removed and recontoured to accommodate new drive aisles. Once the asphalt is removed, the soils will be decompacted and restored with native topsoil ideal for restoration plantings.

The total area of mitigation on the Site from buffer restoration is 8,600 sf.

7.4 Best Management Practices (BMPs)

The project will implement the following BMPs during construction:

Table 1. Summary of Proposed Mitigation Performance Standards.

Examples of Disturbances	Measures to Minimize Impacts
Lights	Street and security lighting will be placed so that illumination is directed away from the adjacent critical area buffers.
Noise	Planting of dense vegetation specified for mitigation of light-related impacts will also reduce impacts due to noise.

Examples of Disturbances	Measures to Minimize Impacts
Toxic Runoff	Road and rooftop run-off will be collected and transferred to the project's on-site stormwater treatment facilities before being released.
Stormwater runoff	All road runoff will be detained and cleaned by the proposed stormwater system for the project.
Pets and Human Disturbances	Buffer areas will be permanently protected by fencing to help prevent human and pet intrusions into the buffer, and the buffer areas will be placed in a separate Natural Growth Protection Area (NGPA), per City requirements.

7.4.1 Permanent Fencing and Signage

Permanent fencing and critical area signs shall be installed at the perimeter of all critical area buffers on the site. The fencing will be a rail style fence, split or 2-board type. Sign locations will be determined at a later date. The nature of the business will still require chain link fencing around the perimeter of the Site for security.

7.5 Mitigation Design Elements

7.5.1 Planting Plan

A variety of evergreen and deciduous native trees and shrubs species will be used to plant the mitigation areas (**Sheet W2.0** in **Appendix C**). A Plant List on **Sheet W2.0** provides a full list of proposed species. Plant materials will generally consist of a combination of balled-and-burlapped, bare-root, and container stock. Plant species were chosen for a variety of qualities, including: adaptation to specific water regimes, value to wildlife, value as a physical or visual barrier, pattern of growth (structural diversity), and aesthetic values. Native tree and shrub, species were chosen to increase both the structural and species diversity of the mitigation areas, thereby increasing the value of the mitigation areas to wildlife for food and cover. Planting will be planned to occur during the dormant season (late fall, winter, or early spring) to maximize the chance for successful plant establishment and survival.

7.5.2 Temporary Irrigation System

An above ground temporary irrigation system capable of full head to head coverage of all planted areas will be provided for the buffer re-establishment and creation areas. The temporary irrigation system shall either utilize controller and point of connection (POC) from the site irrigation system or shall include a separate POC and controller with a backflow prevention device per water jurisdiction inspection and approval. The system shall be zoned to provide optimal pressure and uniformity of coverage, as well as separation for areas of full sun or shade and slopes in excess of 5%.

The system shall be operational by 15 June (or at time of planting) and winterized by 15 October. Irrigation shall be provided for the first 2 (2) years of the monitoring period. The irrigation system shall be programmed to provide 1/2" of water two (2) times per week (one cycle with two start times per week or every three days).

7.6 Mitigation Goals, Objectives and Performance Standards

The primary goal of the proposed mitigation is to restore a portion of the wetland buffer to improve the functions and values lost through buffer reductions of pre-existing buffer impacts. The proposed mitigation will improve habitat and connectivity, while also providing increased protection for the wetland and stream system. To accomplish this, the proposed project will provide a total of 8,600 sf of mitigation.

Mitigation actions will be evaluated through the following objectives and performance standards. See **Chapter 9** for a full description of the monitoring methods that will be used to evaluate the approved performance standards. Mitigation monitoring will be performed by a qualified biologist.

Objective A: Create structural and plant species diversity in the mitigation areas.

Performance Standard A1 (applies to all plant communities): *At least 5 species of desirable native plants will be present during the monitoring period. Species may be comprised of both installed plants and naturally colonized vegetation.*

Performance Standard A2 (applies to all plant communities): *Percent survival of planted woody species must be at least 100% at the end of Year 1 (per contactor warranty), and at least 80% for each subsequent year of the monitoring period.*

Performance Standard A3: *In buffer areas, total percent aerial woody plant coverage must be at least 35% by Year 4 and 50% by Year 5. Woody coverage may be comprised of both planted and recolonized native species; however, to maintain species diversity, at no time shall a recolonized species (i.e., red alder) comprise more than 35% of the total woody coverage.*

Objective B: Limit the amount of invasive and exotic species within these mitigation areas.

Performance Standard B1: *After construction and following every monitoring event for a period of five years, exotic and invasive plant species will be maintained at levels below 15% total cover in these mitigation areas. These species include Scot's broom (Cytisus Scoparius), Himalayan blackberry (Rubus armeniacus), evergreen blackberry (Rubus Laciniatus), reed canarygrass (Phalaris arundinacea), purple loosestrife (Lythrum Salicaria), field bindweed (Convolvulus arvensis), knotweed sp. (Polygonum), and creeping nightshade (Solanum dulcamara).*

CHAPTER 8. CONSTRUCTION MANAGEMENT

8.1 Mitigation Construction Sequencing

The following provides the general sequence of activities anticipated to be necessary to complete this mitigation project. Some of these activities may be conducted concurrently as the project progresses.

1. Conduct a site meeting between the Contractor, Talasaea Consultants, and the Owner's Representative to review the project plans, staging/stockpile areas, and material disposal areas.
2. Survey clearing limits and install silt fence and any other erosion and sedimentation control BMPs.
3. Remove existing asphalt surfaces per approved as-built design plans.
4. Clear and grub non-native/invasive vegetation from on-site buffer areas.
5. Decompact soils in cleared buffer areas.
6. Place topsoil in buffer re-establishment areas.
7. Mulch buffer re-establishment areas.
8. Complete site cleanup and install plant materials.
9. Install fence and critical area signs.

8.2 Post-Construction Approval

Talasaea Consultants shall notify the City in writing when the mitigation planting is completed for a final site inspection and subsequent final approval. Once final approval is obtained in writing from the City, the monitoring period will begin.

8.3 Post-Construction Assessment

Once construction is approved, a qualified wetland ecologist from Talasaea Consultants shall conduct a post-construction assessment. The purpose of this assessment will be to establish baseline conditions at Year 0 of the required monitoring period. A Baseline Assessment report including “as-built” drawings will be submitted to the City. The as-built plan set will identify and describe any changes in grading, planting, or other constructed features in relation to the original approved plan.

CHAPTER 9. MONITORING PLAN

9.1 Monitoring Schedule

Performance monitoring of the mitigation areas will be conducted for a period of five years pursuant to BLUC §20.25H.220(D). Monitoring will be conducted according to the schedule presented in **Table 2** below. Monitoring will be performed by a qualified biologist or ecologist.

Table 2. Projected Schedule for Performance Monitoring

Year	Date	Maintenance Review	Performance Monitoring	Report Due to Agencies
BA ¹	Winter/Spring	X	X	X
1	Spring	X	X	
	Fall	X	X	X
2	Spring	X	X	
	Fall	X	X	X
3	Spring	X		
	Fall	X	X	X
4	Spring	X		
	Fall	X	X	X
5	Spring	X		
	Fall	X	X	X ²

¹ BA = Baseline Assessment following construction completion.

² Obtain final approval from the City of Bellevue (presumes performance criteria are met).

9.2 Reports

Monitoring reports will include: 1) Project Overview, 2) Requirements, 3) Summary Data, 4) Maps and Plans, and 5) Conclusions. If the performance criteria are met, monitoring for the City will cease at the end of year five, unless objectives are met at an earlier date and the City accepts the mitigation project as successfully completed.

9.2.1 Methods for Monitoring Vegetation Establishment

Vegetation monitoring methods may include counts; photo-points; random sampling; sampling plots, quadrats, or transects; stem density; visual inspection; and/or other methods deemed appropriate by the permitting agencies (City of Bellevue). Vegetation monitoring components shall include general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weed cover.

Permanent vegetation sampling plots, quadrats, and/or transects will be established at selected locations to adequately sample and represent all the plant communities within the mitigation project areas. The number, exact size, and location of transects, sampling plots, and quadrats will be determined at the time of the baseline assessment.

Percent areal cover of woody vegetation (forested and/or scrub-shrub plant communities) will be evaluated using point-intercept sampling methodology. Using this methodology, a tape will be extended between two permanent markers at each end of an established transect. Trees and

shrubs intercepted by the tape will be identified, and the intercept distance recorded. Percent cover by species will then be calculated by adding the intercept distances and expressing them as a total proportion of the tape length.

The established vegetation sampling locations will be monitored and compared to the baseline data during each performance monitoring event to aid in determining the success of plant establishment. Percent survival of shrubs and trees will be evaluated in a 10-foot-wide strip along each established transect. The species and location of all shrubs and trees within this area will be recorded at the time of the baseline assessment and will be evaluated during each monitoring event to determine percent survival.

9.3 Photo Documentation

Locations will be established within the mitigation area from which panoramic photographs will be taken throughout the monitoring period. These photographs will document general appearance and relative changes within the plant community. Review of the photos over time will provide a semi-quantitative representation of success of the planting plan. Vegetation sampling transect/plot/quadrat and photo-point locations will be shown on a map and submitted with the baseline assessment report and yearly performance monitoring reports.

9.4 Wildlife

Birds, mammals, reptiles, amphibians, and invertebrates observed in the wetland and buffer areas (either by direct or indirect means) will be identified and recorded during scheduled monitoring events, and at any other times observations are made. Direct observations include actual sightings, while indirect observations include tracks, scat, nests, song, or other indicative signs. The kinds and locations of the habitat with greatest use by each species will be noted, as will any breeding or nesting activities.

9.5 Water Quality

Water quality will be assessed qualitatively; unless it is evident there is a serious problem. In such an event, water quality samples will be taken and analyzed in a laboratory for suspected parameters. Qualitative assessments of water quality include:

- Oil sheen or other surface films,
- Abnormal color or odor of water,
- Stressed or dead vegetation or aquatic fauna,
- Turbidity, and
- Absence of aquatic fauna.

9.6 Site Stability

Observations will be made of the general stability of slopes and soils in the mitigation areas during each monitoring event. Any erosion of soils or slumping of slopes will be recorded and corrective measures will be taken.

CHAPTER 10. MAINTENANCE AND CONTINGENCY

Maintenance reviews will be performed according to the schedule presented in **Table 2** to address any conditions that could jeopardize the success of the mitigation area. Established performance standards for the project will be compared to the monitoring results to judge the success of the mitigation project. If there is a significant problem with achieving the performance standards, the bond-holder shall work with the City of Bellevue to develop a Contingency Plan. Contingency plans can include but are not limited to: additional plant installation; erosion control; and plant substitutions of type, size, quantity, and location. Such Contingency Plan shall be submitted to the City by December 31 of any year when deficiencies are discovered. Contingency will include many of the items listed below and would be implemented if the performance standards are not met. Maintenance and remedial action on

the site will be implemented immediately upon completion of the monitoring event, unless otherwise specifically indicated below.

M = Regular maintenance item; C = Contingency item

- During year one, replace all dead plant material. (M)
- Replace dead plants with the same species or a substitute species that meets the objectives of the mitigation plan, subject to the approval of the wetland biologist. (M)
- Re-plant area after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, poor soil, shade/sun conditions, wildlife damage, etc.). (C)
- Amend soil with topsoil or compost. (C)
- Remove/control weedy or exotic invasive plants (e.g., Scot's broom, reed canarygrass, Himalayan blackberry, purple loosestrife, Japanese knotweed, etc.) by manual or chemical means approved by the City. Use of herbicides or pesticides within the mitigation area would only be implemented if other measures failed or were considered unlikely to be successful and would require prior agency approval. All non-native vegetation must be removed and dumped off site (M & C).
- Weed trees and shrubs to the dripline and maintain a 3' dia. mulch ring around trees and a 2' dia. ring around shrubs at a depth of three inches (M).
- Remove trash and other debris from the mitigation areas twice a year (M).
- Repair or replace damaged structures including: fence or signs (M).

CHAPTER 11. FINANCIAL GUARANTEE

The applicant shall post a bond or other financial assurance device as required by the City to ensure that the mitigation plan is fully implemented, monitored, and maintained through the end of the required monitoring period. Financial guarantees shall meet the requirements of BLUC 20.40.490. As stated in this section of the code, the amount of any required assurance device will be for 150% of the cost of improvements calculated at the end of the assurance period. For maintenance, the amount would cover at least 20% for replacement materials, as calculated on the last day of the performance period.

CHAPTER 12. SUMMARY

The Project Site is a redevelopment of one (1) King County Tax Parcel, 2825059236, located at 12385 Northup Way in Bellevue, Washington 98005. The redevelopment is a portion of the Site approximately 5.57 acres in size. The main entrance for Public Storage is located across 124th Avenue NE, east of the Site. The Public Land Survey System location is the NW ¼ of Section 28, T25N, R5E, Willamette Meridian. Two (2) wetlands and one (1) stream were delineated offsite on 9 and 14 April 2015 and verified on 15 August 2018.

The North Bellevue Public Storage Facility Site is located east of the West Tributary of Kelsey Creek. The Site is currently completely developed as a storage facility. There are no wetlands or streams on the Site. The West Tributary of Kelsey Creek extends along the west side of the Bellevue Public Storage Facility on an adjacent parcel. The West Tributary of Kelsey Creek is designated as a non-fish-bearing, perennial (Np) stream with a standard buffer of 50 feet measured from the top of the bank with a 25-foot structure setback.

Wetland A is a Category III wetland with a standard 110-foot buffer with a 15-foot structure setback from the buffer. The entire buffer on-site is fully built out with little to no vegetation present. Wetland B is a Category III wetland with a standard 60-foot buffer with a 15-foot structure setback from the buffer, none of which extends onto the site.

Public Storage purposes to redevelop the Site with a multi-story building within the existing developed footprint. Three (3) existing storage buildings will be removed to allow space for the new development. The proposed redevelopment will not extend any further into undeveloped portions of the Site, or extend past existing paved portions of the Site.

No direct wetland or stream impacts will occur as a result of the proposed development. The Project proposes stream and wetland buffer modifications that do not meet the criteria of the BLUC, and is requesting considering pursuant to BLUC 20.25H.095.D.2. The existing buffers onsite are all developed. Given the non-conforming pre-existing condition of the buffers onsite, the proposed development will result in more functional buffer than the existing condition. There will be no net loss of critical area functions and values as a result of proposed development, and in fact, should be a gain of functions and values.

The project provides 8,600 square feet of buffer restoration to compensate for the proposed impacts to the buffers. A large asphalt area will be removed and planted with a variety of native vegetation appropriate for wetland and stream buffers. A landscape strip along the southern property boundary will be planted and is located contiguous with the wetland/stream buffer. This will provide additional habitat and connectivity through this area beyond the limits of the critical areas themselves. Stormwater release will use an existing discharge point and associated swale to the stream. The connection to the existing discharge pipe will happen within the Project Site, though an outlet of the culvert and associated swale, as well as the stream itself, all occur on the adjacent property to the north.

Perimeter fencing will be provided to protect the post-development critical areas from intrusions. Mitigation will follow established guidelines to reduce impacts. The proposed mitigation will result in a net gain in critical area functions and values compared to existing conditions. Long-term performance monitoring and maintenance will commence for five (5) years following mitigation construction completion.

CHAPTER 13. REFERENCES

- City of Bellevue, 2019. *City of Bellevue Land Use Code Part 20.25, Special and Overlay Districts*. Accessed at: <https://bellevue.municipal.codes/LUC/20.25H>
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. U.S. Fish and Wildlife Service, Department of the Interior. FWSOBS-70/31.
- Environmental Laboratory. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Technical Report TR-10-3. U.S. Army Corps of Engineers Wetlands Regulatory Assistance Program, May 2010.
- Granger T., T.Hruby, A. McMillan, D. Peters, J. Rubey, D. Sheldon, S. Stanley, and E. Stockdale. April 2005. *Wetlands in Washington State-Volume 2: Guidance for Protecting and Managing Wetlands*. Washington State Department of Ecology. Publication #05-06-008. Olympia, WA.
- Hitchcock, C.L., and A. Cronquist. 1973. *Flora of the Pacific Northwest*. University of Washington Press.
- Hruby, T. 2014. *Washington State Wetland Rating System for Western Washington – 2014 Update*. Washington State Department of Ecology Publication #14-06-029.
- King County iMAP. URL <http://gismaps.kingcounty.gov/iMap/>. Accessed 2019.
- Lichvar, R.W. 2012. The National Wetland Plant List. ERDC/CRREL TR-12-11. Hanover, NH: U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory. [http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=\\$N/1012381](http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=$N/1012381)
- National Resources Conservation Service. 1973 *Soil Survey for King County Area*. URL <http://websoilsurvey.nrcs.usda.gov>. Accessed April 9, 2015.
- Olson, P. and E. Stockdale. 2010. Determining the Ordinary High Water Mark on Streams in Washington State. Second Review Draft. Washington State Department of Ecology, Shorelands & Environmental Assistance Program, Lacey, WA. Ecology Publication # 08-06-001.
- StreamNet. "StreamNet Mapper." StreamNet. <http://map.streamnet.org/website/bluesnetmapper/viewer.htm> (accessed 2019).
- Washington State Department of Fish and Wildlife. Priority Habitats and Species Database. www.wdfw.wa.gov/mapping/phs (accessed 2019).
- Washington State Department of Fish and Wildlife. SalmonScape. wdfw.wa.gov/mapping/salmonscape/index.html (Accessed 2019).
- Washington State Department of Natural Resources. 2009. *Natural Heritage Database*. URL www.dnr.wa.gov/researchscience/topics/naturalheritage/pages/amp_nh.aspx. Accessed: 2019.
- U.S. Fish and Wildlife Service. *National Wetlands Inventory Map*. URL <http://www.fws.gov/nwi>. Accessed 2019.

FIGURES

- Figure 1** – Vicinity Map & Directions
- Figure 2** – Existing Conditions
- Figure 3** – NRCS Map
- Figure 4** – Kelsey Creek Drainage Map

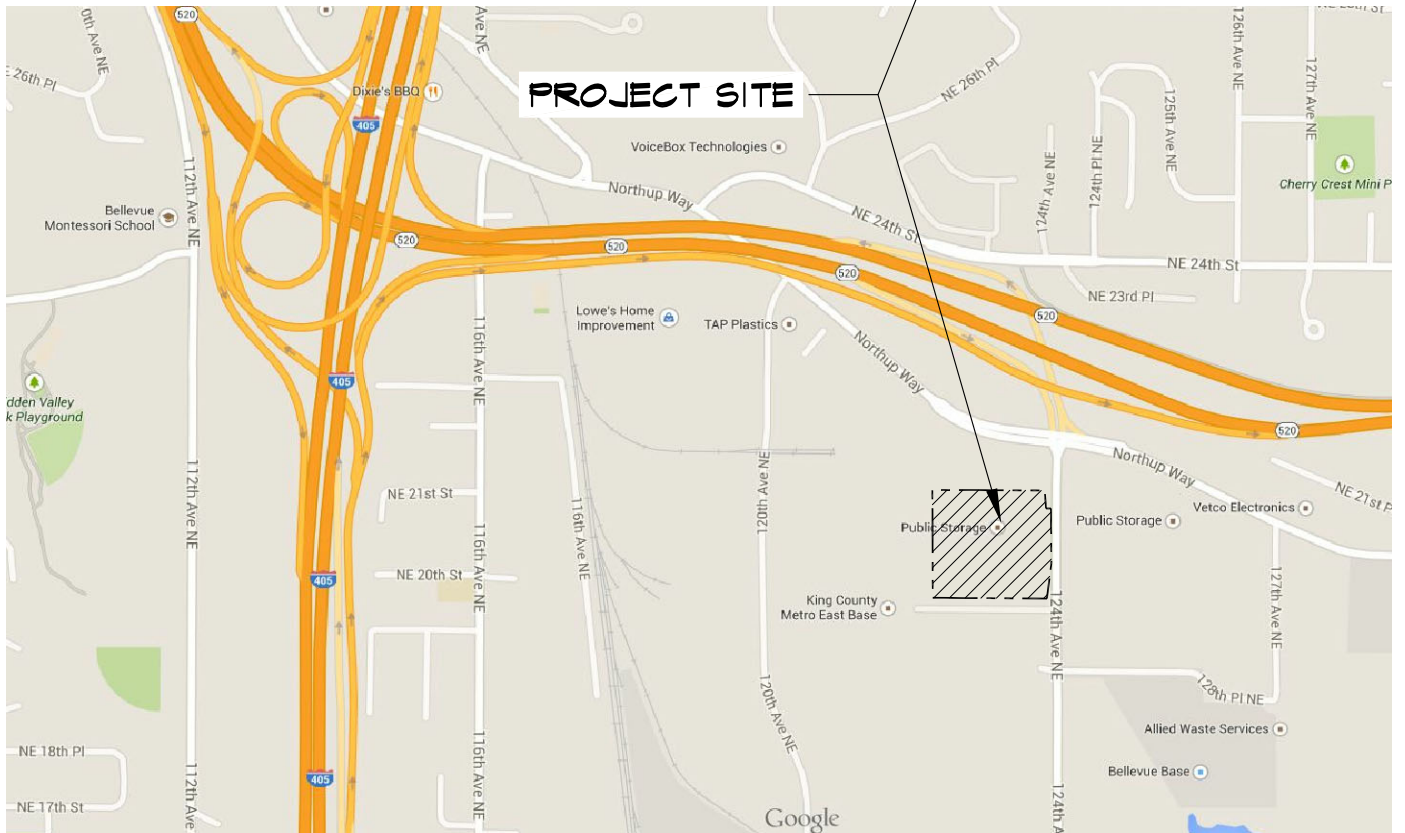
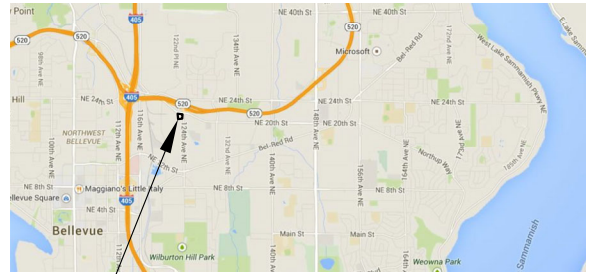
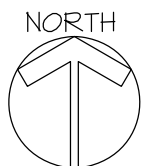


IMAGE SOURCE: GOOGLE MAPS, WWW.MAPS.GOOGLE.COM (ACCESSED 30 APRIL 2015)

DRIVING DIRECTIONS:

1. FROM SEATTLE MERGE ONTO I-5 N VIA THE RAMP TO VANCOUVER BC
 2. TAKE EXIST I-68B FOR WA-520 TOWARD BELLEVUE/KIRKLAND
 3. CONTINUE ONTO WA-520 E (TOLL ROAD)
 4. TAKE THE EXIT TOWARD 124TH AVE NE
 5. CONTINUE ONTO 124TH AVE NE
 6. ARRIVE A DESTINATION ON THE RIGHT
- PUBLIC STORAGE
12385 NORTHUP WAY
BELLEVUE, WA 98005



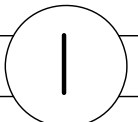
TALASAEA
CONSULTANTS, INC.

Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549

FIGURE #1

VICINITY MAP & DIRECTIONS
PUBLIC STORAGE FACILITY
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
	FH	1539B
SCALE		
NTS		
DATE		
2-15-2019		
REVISED		



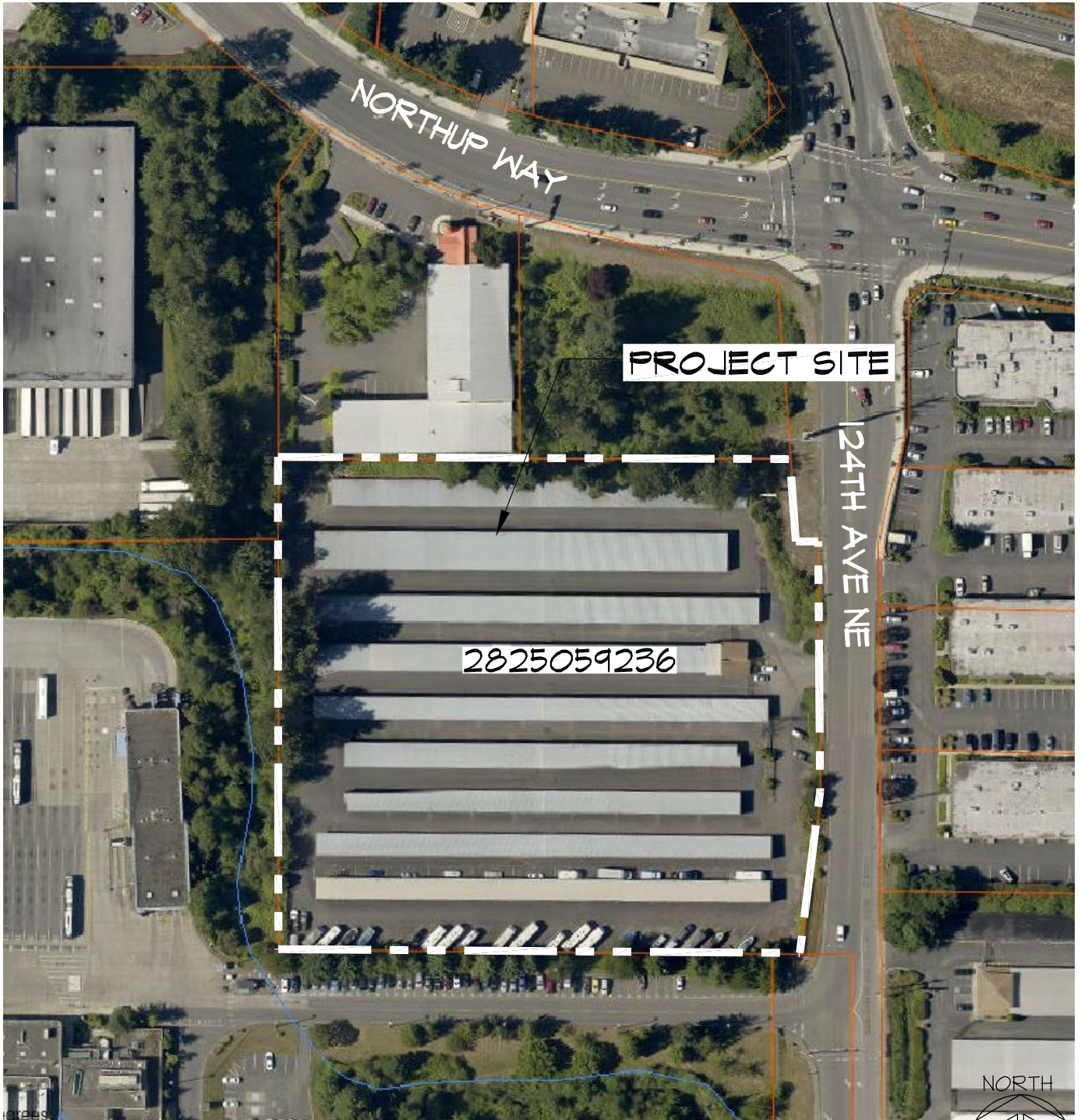


IMAGE SOURCE: KING COUNTY IMAP;
[HTTP://WWW5.KINGCOUNTY.GOV/IMAP/VIEWER.HTM?MAPSET=KCProperty](http://www5.kingcounty.gov/imap/viewer.htm?mapset=KCProperty)
 (ACCESSED 30 APRIL 2015)



TALASAEA
CONSULTANTS, INC.

Resource & Environmental Planning
 15020 Bear Creek Road Northeast
 Woodinville, Washington 98077
 Bus (425)861-7550 - Fax (425)861-7549

FIGURE #2

EXISTING CONDITIONS
 PUBLIC STORAGE FACILITY
 BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
	FH	1539B
SCALE		
NTS		
DATE		
2-15-2019		
REVISED		

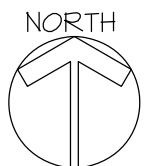
2



LEGEND

TYPE	DESCRIPTION, SLOPES
Sk	SEATTLE MUCK
EvC	EVERETT GRAVELLY SANDY LOAM, 5 TO 15 PERCENT SLOPES

IMAGE SOURCE: SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY. AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/).
(ACCESSED 30 APRIL 2015)



TALASAEA
CONSULTANTS, INC.

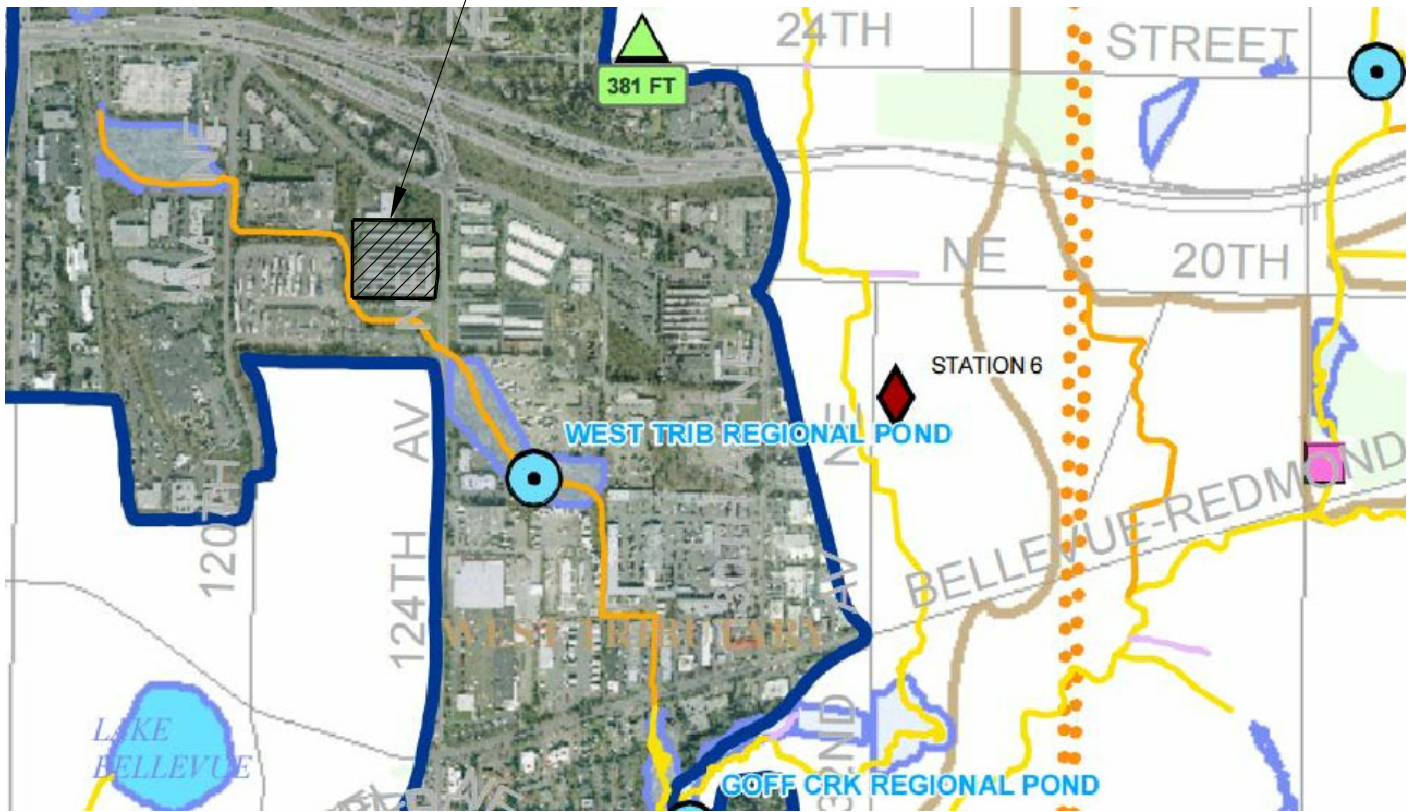
Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549

FIGURE #3

NRCS MAP
PUBLIC STORAGE FACILITY
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
	FH	1539B
SCALE	3	
NTS		
DATE		
2-15-2019		
REVISED		

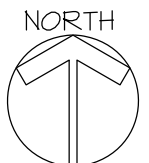
PROJECT SITE



LEGEND

	West Tributary Basin		Outside of Bellevue
	Storm Drainage Basins		Rain Gauges and Elevations
	Parks		Flow Gauges
	School Property		Regional Detention Pond
Stream Types			Fire Stations
	Shore: S Type		Oil Pipeline
	Fish Bearing: F Type		Type A Wetland
	Non-Fish Bearing: Ns and Np Types		Type B Wetland
	Not Typed		

SOURCE: [HTTP://WWW.BELLEVUEWA.GOV/PDF/UTILITIES/27-WEST_TRIBUTARY.PDF](http://www.bellevuewa.gov/pdf/utilities/27-WEST_TRIBUTARY.PDF)
(ACCESSED 4/30/2015)



TALASAEA
CONSULTANTS, INC.

Resource & Environmental Planning
15020 Bear Creek Road Northeast
Woodinville, Washington 98077
Bus (425)861-7550 - Fax (425)861-7549

FIGURE #4

KELSEY CREEK DRAINAGE MAP
PUBLIC STORAGE FACILITY
BELLEVUE, WASHINGTON

DESIGN	DRAWN	PROJECT
	FH	1539B
SCALE		
NTS		
DATE		
2-15-2019		
REVISED		

4

APPENDIX A

Wetland Determination Data Forms Talasaea Consultants, 2018

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Public Storage Facility Redevelopment City/County: Bellevue, King Sampling Date: 9 April 2015
 (Revised on 15 August 2018)

Applicant/Owner: Public Storage State: WA Sampling Point: TP-1

Investigator(s): J. Martin/ K. Maloney Section, Township, Range: NW ¼ 28, T25N, R5E

Landform (hillslope, terrace, etc.): Riparian valley Local relief (concave, convex, none): none Slope (%): 5%

Subregion (LRR): A Lat: _____ Long: 47.62774 Datum: NAD 83

Soil Map Unit Name: Seattle Muck NWI classification: Palustrine FO/EM/SS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: Sampled location meets all three of the required wetland parameters and is therefore wetland.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>Alnus rubra</u>	<u>25</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Prunus emarginata*</u>	<u>60</u>	<u>N</u>	<u>FACU</u>	
3. <u>Populus balsamifera</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
4. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>3</u> x 2 = <u>6</u> FAC species <u>3</u> x 3 = <u>9</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>9</u> (A) <u>15</u> (B) Prevalence Index = B/A = <u>1.6</u>
<u>125</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: 10-ft)				
1. <u>Rubus armeniacus</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Cornus sericea</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>25</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Herb Stratum (Plot size: 5-ft)				
1. <u>Equisetum telmateia</u>	<u>70</u>	<u>Y</u>	<u>FACW</u>	
2. _____	<u>50</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Athyrium filix-femina</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. _____	_____	_____	_____	
<u>130</u> = Total Cover				
Woody Vine Stratum (Plot size: N/A)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>N/A</u> % Cover of Biotic Crust <u>N/A</u>				
Remarks: * not rooted within the wetland however provided arial cover. The sampled location meets the required parameter for dominance of hydrophytic vegetation.				

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/1	100	--	--	--	--	organic	mucky/peaty (field tst - no finger stains)
6-18	10YR 2/2	100	--	--	--	--	SiLo	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input checked="" type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1 (except MLRA 1)) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks: Sampled location meets the required parameter for presence of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☒ Surface Water (A1)
- ☒ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☒ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1)(LRR A)
- ☐ Other (Explain in Remarks)
- ☐ Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6)(LRR A)
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☒ No ☐ Depth (inches): n/a

Water Table Present? Yes ☒ No ☐ Depth (inches): 0

Saturation Present? Yes ☐ No ☒ Depth (inches): n/a
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Surface water is 4-ft away West Tributary of Kelsey Creek. Sampled location meets the required parameter for presence of wetland hydrology.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Public Storage Facility Redevelopment City/County: Bellevue, King Sampling Date: 9 April 2015
 Applicant/Owner: Public Storage State: WA Sampling Point: TP-2
 Investigator(s): J. Martin Section, Township, Range: NW ¼ 28, T25N, R5E
 Landform (hillslope, terrace, etc.): Hill slope Local relief (concave, convex, none): none Slope (%): 5%
 Subregion (LRR): A Lat: _____ Long: 47.62774 Datum: NAD 83
 Soil Map Unit Name: Seattle Muck NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: Sampled location does not meet all three of the required wetland parameters.		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
1. <u>Acer macrophyllum</u>	<u>20</u>	<u>N</u>	<u>FACU</u>	
2. <u>Prunus emarginata</u>	<u>60</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Populus balsamifera</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
	<u>95</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10-ft)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>1</u> x 3 = <u>3</u> FACU species <u>4</u> x 4 = <u>16</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>5</u> (A) <u>19</u> (B) Prevalence Index = B/A = <u>3.8</u>
1. <u>Rubus armeniacus</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Polystichum munitum</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>65</u>	= Total Cover		
Herb Stratum (Plot size: N/A)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
	<u>N/A</u>	= Total Cover		
Woody Vine Stratum (Plot size: N/A)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>N/A</u> % Cover of Biotic Crust <u>N/A</u>				
Remarks: Sampled location does not meet the required parameter for dominance of hydrophytic vegetation.				

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR3/4	100	--	--	--	--	SiLo	gravel and cobble

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1 (except MLRA 1)) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Restrictive Layer (if present): Type: <u>Compacted dirt and roots</u> Depth (inches): <u>6"bgs</u>	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

Remarks: Sampled location does not meet the required parameter for presence of hydric soil.

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (2 or more required) <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1)(LRR A) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6)(LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Sampled location does not meet the required parameter for presence of wetland hydrology.

APPENDIX B

Wetland Rating Form Washington State Department of Ecology Wetland Rating System for Western Washington, 2014 Update

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): TAL-1539 Wetland A Date of site visit: 4/9/15 and 8/15/18

Rated by Jennifer Marriott Trained by Ecology? ☒ Yes ☐ No Date of training April 2015

HGM Class used for rating Riverine Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map _____

OVERALL WETLAND CATEGORY 17 (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

_____ **Category I** – Total score = 23 - 27

_____ **Category II** – Total score = 20 - 22

☒ **Category III** – Total score = 16 - 19

_____ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H <input checked="" type="checkbox"/> M L	H M <input type="checkbox"/> L	H <input checked="" type="checkbox"/> M L	
Landscape Potential	<input checked="" type="checkbox"/> H M L	H <input checked="" type="checkbox"/> M L	H M <input type="checkbox"/> L	
Value	<input checked="" type="checkbox"/> H M L	H M <input type="checkbox"/> L	H <input checked="" type="checkbox"/> M L	TOTAL
Score Based on Ratings	8	4	5	17

**Score for each
function based
on three
ratings
(order of ratings
is not
important)**

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☐ **NO** – go to 2

YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ **NO** – **Saltwater Tidal Fringe (Estuarine)**

YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☐ **NO** – go to 3

YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

___ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

___ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☐ **NO** – go to 4

YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☒ The wetland is on a slope (*slope can be very gradual*),

☒ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☒ The water leaves the wetland **without being impounded**.

NO – go to 5

☒ **YES** – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☒ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☒ The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6

YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

R 1.0. Does the site have the potential to improve water quality?	
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event: Depressions cover $> \frac{3}{4}$ area of wetland points = 8 Depressions cover $> \frac{1}{2}$ area of wetland points = 4 Depressions present but cover $< \frac{1}{2}$ area of wetland points = 2 No depressions present points = 0	0
R 1.2. Structure of plants in the wetland (areas with >90% cover at person height, not Cowardin classes) Trees or shrubs $> \frac{2}{3}$ area of the wetland points = 8 Trees or shrubs $> \frac{1}{3}$ area of the wetland points = 6 Herbaceous plants (> 6 in high) $> \frac{2}{3}$ area of the wetland points = 6 Herbaceous plants (> 6 in high) $> \frac{1}{3}$ area of the wetland points = 3 Trees, shrubs, and ungrazed herbaceous $< \frac{1}{3}$ area of the wetland points = 0	6
Total for R 1 Add the points in the boxes above	6

Rating of Site Potential If score is: 12-16 = H ~~6-11~~ = M 0-5 = L

Record the rating on the first page

R 2.0. Does the landscape have the potential to support the water quality function of the site?	
R 2.1. Is the wetland within an incorporated city or within its UGA? Yes = 2 No = 0	2
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area? Yes = 1 No = 0	1
R 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years? Yes = 1 No = 0	0
R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0	1
R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources _____ Yes = 1 No = 0	0
Total for R 2 Add the points in the boxes above	4

Rating of Landscape Potential If score is: ~~3-6~~ = H 1 or 2 = M 0 = L

Record the rating on the first page

R 3.0. Is the water quality improvement provided by the site valuable to society?	
R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi? Yes = 1 No = 0	1
R 3.2. Is the wetland along a stream or river that has TMDL limits for nutrients, toxics, or pathogens? Yes = 1 No = 0	1
R 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the drainage in which the unit is found) Yes = 2 No = 0	2
Total for R 3 Add the points in the boxes above	4

Rating of Value If score is: ~~2-4~~ = H 1 = M 0 = L

Record the rating on the first page

Wetland name or number A

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Hydrologic Functions - Indicators that site functions to reduce flooding and stream erosion

R 4.0. Does the site have the potential to reduce flooding and erosion?

<p>R 4.1. Characteristics of the overbank storage the wetland provides: <i>Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average width of stream between banks).</i></p> <p>If the ratio is more than 20 points = 9 If the ratio is 10-20 points = 6 If the ratio is 5-<10 points = 4 If the ratio is 1-<5 points = 2 If the ratio is < 1 points = 1</p>	4
<p>R 4.2. Characteristics of plants that slow down water velocities during floods: <i>Treat large woody debris as forest or shrub. Choose the points appropriate for the best description (polygons need to have >90% cover at person height. These are <u>NOT</u> Cowardin classes).</i></p> <p>Forest or shrub for $> \frac{1}{3}$ area OR emergent plants $> \frac{2}{3}$ area points = 7 Forest or shrub for $> \frac{1}{10}$ area OR emergent plants $> \frac{1}{3}$ area points = 4 Plants do not meet above criteria points = 0</p>	0
<p>Total for R 4</p> <p style="text-align: right;">Add the points in the boxes above</p>	4

Rating of Site Potential If score is: 12-16 = H 6-11 = M ~~X~~ 0-5 = L

Record the rating on the first page

R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?

R 5.1. Is the stream or river adjacent to the wetland downcut?	Yes = 0 No = 1	0
R 5.2. Does the up-gradient watershed include a UGA or incorporated area?	Yes = 1 No = 0	1
R 5.3. Is the up-gradient stream or river controlled by dams?	Yes = 0 No = 1	0
<p>Total for R 5</p> <p style="text-align: right;">Add the points in the boxes above</p>		1

Rating of Landscape Potential If score is: 3 = H ~~X~~ 1 or 2 = M 0 = L

Record the rating on the first page

R 6.0. Are the hydrologic functions provided by the site valuable to society?

<p>R 6.1. Distance to the nearest areas downstream that have flooding problems? <i>Choose the description that best fits the site.</i></p> <p>The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds) points = 2 Surface flooding problems are in a sub-basin farther down-gradient points = 1 No flooding problems anywhere downstream points = 0</p>	0
<p>R 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</p> <p style="text-align: right;">Yes = 2 No = 0</p>	0
<p>Total for R 6</p> <p style="text-align: right;">Add the points in the boxes above</p>	0

Rating of Value If score is: 2-4 = H 1 = M ~~X~~ 0 = L

Record the rating on the first page

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

2

- | | |
|---------------------------------------------------------------------------------------|----------------------------------|
| <input type="checkbox"/> Aquatic bed | 4 structures or more: points = 4 |
| <input checked="" type="checkbox"/> Emergent | 3 structures: points = 2 |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover) | 1 structure: points = 0 |

If the unit has a Forested class, check if:

- ☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

H 1.2. Hydroperiods

2

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | |
|---------------------------------------------------------------------------------------------------------|-------------------------------------|
| <input type="checkbox"/> Permanently flooded or inundated | 4 or more types present: points = 3 |
| <input type="checkbox"/> Seasonally flooded or inundated | 3 types present: points = 2 |
| <input checked="" type="checkbox"/> Occasionally flooded or inundated | 2 types present: points = 1 |
| <input checked="" type="checkbox"/> Saturated only | 1 type present: points = 0 |
| <input checked="" type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland | |
| <input type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland | |
| <input type="checkbox"/> Lake Fringe wetland | 2 points |
| <input type="checkbox"/> Freshwater tidal wetland | 2 points |

H 1.3. Richness of plant species

1

Count the number of plant species in the wetland that cover at least 10 ft².

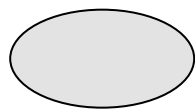
*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

- | | |
|------------------------------|------------|
| If you counted: > 19 species | points = 2 |
| 5 - 19 species | points = 1 |
| < 5 species | points = 0 |

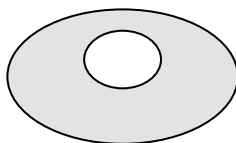
H 1.4. Interspersion of habitats

2

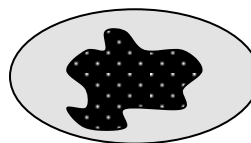
Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



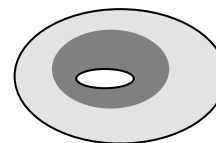
None = 0 points



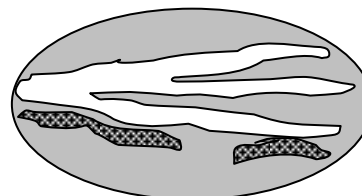
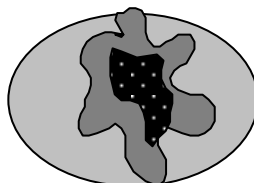
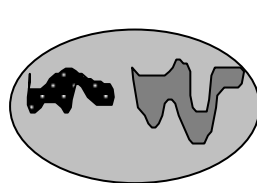
Low = 1 point



Moderate = 2 points



All three diagrams in this row are **HIGH** = 3points



Wetland name or number A

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).</p> <p><input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input checked="" type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>	3
<p>Total for H 1</p>	<p>Add the points in the boxes above</p> <p>10</p>

Rating of Site Potential If score is: 15-18 = H ☒ 7-14 = M 0-6 = L *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p><i>Calculate:</i> % undisturbed habitat <u> </u> + [(% moderate and low intensity land uses)/2] <u> </u> = <u> </u> %</p> <p>If total accessible habitat is:</p> <p>> 1/3 (33.3%) of 1 km Polygon points = 3</p> <p>20-33% of 1 km Polygon points = 2</p> <p>10-19% of 1 km Polygon points = 1</p> <p>< 10% of 1 km Polygon points = 0</p>	0
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</p> <p><i>Calculate:</i> % undisturbed habitat <u> </u> + [(% moderate and low intensity land uses)/2] <u> </u> = <u> </u> %</p> <p>Undisturbed habitat > 50% of Polygon points = 3</p> <p>Undisturbed habitat 10-50% and in 1-3 patches points = 2</p> <p>Undisturbed habitat 10-50% and > 3 patches points = 1</p> <p>Undisturbed habitat < 10% of 1 km Polygon points = 0</p>	0
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>> 50% of 1 km Polygon is high intensity land use points = (- 2)</p> <p>≤ 50% of 1 km Polygon is high intensity points = 0</p>	-2
<p>Total for H 2</p>	<p>Add the points in the boxes above</p> <p>-2</p>

Rating of Landscape Potential If score is: 4-6 = H 1-3 = M ☒ < 1 = L *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: points = 2</p> <p>— It has 3 or more priority habitats within 100 m (see next page)</p> <p>— It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p>— It is mapped as a location for an individual WDFW priority species</p> <p>— It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p>— It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p>Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1</p> <p>Site does not meet any of the criteria above points = 0</p>	1

Rating of Value If score is: 2 = H ☒ 1 = M 0 = L *Record the rating on the first page*

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ✗ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ✗ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number B

RATING SUMMARY – Western Washington

Name of wetland (or ID #): TAL-1539 Wetland B Date of site visit: 4/9/15 and 8/15/18

Rated by Jennifer Marriott Trained by Ecology? ☒ Yes ☐ No Date of training April 2015

HGM Class used for rating Riverine Wetland has multiple HGM classes? ☐ Y ☒ N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map _____

OVERALL WETLAND CATEGORY 17 (based on functions ☒ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

_____ **Category I** – Total score = 23 - 27

_____ **Category II** – Total score = 20 - 22

☒ **Category III** – Total score = 16 - 19

_____ **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
Circle the appropriate ratings				
Site Potential	H <input checked="" type="checkbox"/> M L	H <input checked="" type="checkbox"/> M L	H M <input checked="" type="checkbox"/> L	
Landscape Potential	<input checked="" type="checkbox"/> H M L	H <input checked="" type="checkbox"/> M L	H M <input checked="" type="checkbox"/> L	
Value	<input checked="" type="checkbox"/> H M L	H M <input checked="" type="checkbox"/> L	H <input checked="" type="checkbox"/> M L	TOTAL
Score Based on Ratings	8	5	4	17

**Score for each
function based
on three
ratings
(order of ratings
is not
important)**

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	

HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

☐ **NO** – go to 2

YES – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

☐ **NO** – **Saltwater Tidal Fringe (Estuarine)**

YES – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

☐ **NO** – go to 3

YES – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

___ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

___ At least 30% of the open water area is deeper than 6.6 ft (2 m).

☐ **NO** – go to 4

YES – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

☒ The wetland is on a slope (*slope can be very gradual*),

☒ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

☒ The water leaves the wetland **without being impounded**.

NO – go to 5

☒ **YES** – The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

☒ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

☒ The overbank flooding occurs at least once every 2 years.

Wetland name or number B

NO – go to 6

YES – The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number B

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

R 1.0. Does the site have the potential to improve water quality?	
R 1.1. Area of surface depressions within the Riverine wetland that can trap sediments during a flooding event: Depressions cover $> \frac{3}{4}$ area of wetland points = 8 Depressions cover $> \frac{1}{2}$ area of wetland points = 4 Depressions present but cover $< \frac{1}{2}$ area of wetland points = 2 No depressions present points = 0	0
R 1.2. Structure of plants in the wetland (areas with >90% cover at person height, not Cowardin classes) Trees or shrubs $> \frac{2}{3}$ area of the wetland points = 8 Trees or shrubs $> \frac{1}{3}$ area of the wetland points = 6 Herbaceous plants (> 6 in high) $> \frac{2}{3}$ area of the wetland points = 6 Herbaceous plants (> 6 in high) $> \frac{1}{3}$ area of the wetland points = 3 Trees, shrubs, and ungrazed herbaceous $< \frac{1}{3}$ area of the wetland points = 0	6
Total for R 1 Add the points in the boxes above	6

Rating of Site Potential If score is: 12-16 = H ~~6-11~~ = M 0-5 = L

Record the rating on the first page

R 2.0. Does the landscape have the potential to support the water quality function of the site?		
R 2.1. Is the wetland within an incorporated city or within its UGA?	Yes = 2 No = 0	2
R 2.2. Does the contributing basin to the wetland include a UGA or incorporated area?	Yes = 1 No = 0	1
R 2.3. Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years?	Yes = 1 No = 0	0
R 2.4. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	1
R 2.5. Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1-R 2.4 Other sources _____	Yes = 1 No = 0	0
Total for R 2 Add the points in the boxes above		4

Rating of Landscape Potential If score is: ~~3-6~~ = H 1 or 2 = M 0 = L

Record the rating on the first page

R 3.0. Is the water quality improvement provided by the site valuable to society?	
R 3.1. Is the wetland along a stream or river that is on the 303(d) list or on a tributary that drains to one within 1 mi?	1
	Yes = 1 No = 0
R 3.2. Is the wetland along a stream or river that has TMDL limits for nutrients, toxics, or pathogens?	1
	Yes = 1 No = 0
R 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the drainage in which the unit is found)	2
	Yes = 2 No = 0
Total for R 3 Add the points in the boxes above	4

Rating of Value If score is: ~~2-4~~ = H 1 = M 0 = L

Record the rating on the first page

Wetland name or number B

RIVERINE AND FRESHWATER TIDAL FRINGE WETLANDS

Hydrologic Functions - Indicators that site functions to reduce flooding and stream erosion

R 4.0. Does the site have the potential to reduce flooding and erosion?

<p>R 4.1. Characteristics of the overbank storage the wetland provides: <i>Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of wetland)/(average width of stream between banks).</i></p> <p>If the ratio is more than 20 points = 9 If the ratio is 10-20 points = 6 If the ratio is 5-<10 points = 4 If the ratio is 1-<5 points = 2 If the ratio is < 1 points = 1</p>	4
<p>R 4.2. Characteristics of plants that slow down water velocities during floods: <i>Treat large woody debris as forest or shrub. Choose the points appropriate for the best description (polygons need to have >90% cover at person height. These are <u>NOT</u> Cowardin classes).</i></p> <p>Forest or shrub for $> \frac{1}{3}$ area OR emergent plants $> \frac{2}{3}$ area points = 7 Forest or shrub for $> \frac{1}{10}$ area OR emergent plants $> \frac{1}{3}$ area points = 4 Plants do not meet above criteria points = 0</p>	7
<p>Total for R 4</p> <p style="text-align: right;">Add the points in the boxes above</p>	11

Rating of Site Potential If score is: 12-16 = H ~~X~~ 6-11 = M 0-5 = L Record the rating on the first page

R 5.0. Does the landscape have the potential to support the hydrologic functions of the site?

R 5.1. Is the stream or river adjacent to the wetland downcut?	Yes = 0 No = 1	0
R 5.2. Does the up-gradient watershed include a UGA or incorporated area?	Yes = 1 No = 0	1
R 5.3. Is the up-gradient stream or river controlled by dams?	Yes = 0 No = 1	0
<p>Total for R 5</p> <p style="text-align: right;">Add the points in the boxes above</p>		1

Rating of Landscape Potential If score is: 3 = H ~~X~~ 1 or 2 = M 0 = L Record the rating on the first page

R 6.0. Are the hydrologic functions provided by the site valuable to society?

<p>R 6.1. Distance to the nearest areas downstream that have flooding problems? <i>Choose the description that best fits the site.</i></p> <p>The sub-basin immediately down-gradient of the wetland has flooding problems that result in damage to human or natural resources (e.g., houses or salmon redds) points = 2 Surface flooding problems are in a sub-basin farther down-gradient points = 1 No flooding problems anywhere downstream points = 0</p>	0
<p>R 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</p> <p style="text-align: right;">Yes = 2 No = 0</p>	0
<p>Total for R 6</p> <p style="text-align: right;">Add the points in the boxes above</p>	0

Rating of Value If score is: 2-4 = H 1 = M ~~X~~ 0 = L Record the rating on the first page

Wetland name or number B

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

0

- | | |
|---------------------------------------------------------------------------------------|----------------------------------|
| <input type="checkbox"/> Aquatic bed | 4 structures or more: points = 4 |
| <input type="checkbox"/> Emergent | 3 structures: points = 2 |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 |
| <input type="checkbox"/> Forested (areas where trees have > 30% cover) | 1 structure: points = 0 |
- If the unit has a Forested class, check if:*
- ☐ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

H 1.2. Hydroperiods

1

- Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).
- | | |
|-----------------------------------------------------------------------|-------------------------------------|
| <input type="checkbox"/> Permanently flooded or inundated | 4 or more types present: points = 3 |
| <input type="checkbox"/> Seasonally flooded or inundated | 3 types present: points = 2 |
| <input checked="" type="checkbox"/> Occasionally flooded or inundated | 2 types present: points = 1 |
| <input checked="" type="checkbox"/> Saturated only | 1 type present: points = 0 |
- ☐ Permanently flowing stream or river in, or adjacent to, the wetland
- ☐ Seasonally flowing stream in, or adjacent to, the wetland
- ☐ **Lake Fringe wetland** **2 points**
- ☐ **Freshwater tidal wetland** **2 points**

H 1.3. Richness of plant species

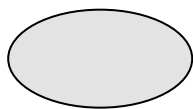
1

- Count the number of plant species in the wetland that cover at least 10 ft².
*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. **Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***
- If you counted: > 19 species points = 2
 5 - 19 species points = 1
 < 5 species points = 0

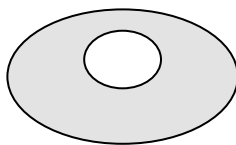
H 1.4. Interspersion of habitats

1

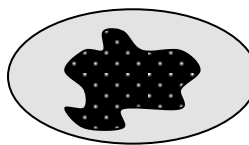
Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



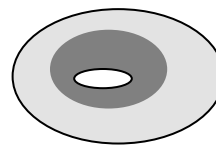
None = 0 points



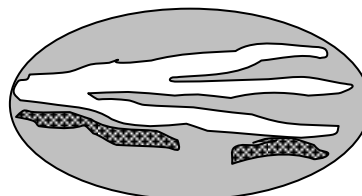
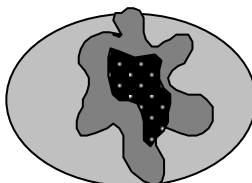
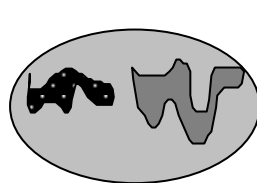
Low = 1 point



Moderate = 2 points



All three diagrams in this row are **HIGH** = 3points



Wetland name or number B

<p>H 1.5. Special habitat features:</p> <p>Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i></p> <p><input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).</p> <p><input type="checkbox"/> Standing snags (dbh > 4 in) within the wetland</p> <p><input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)</p> <p><input checked="" type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>)</p> <p><input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>)</p> <p><input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>	2
<p>Total for H 1</p> <p>Add the points in the boxes above</p>	5

Rating of Site Potential If score is: 15-18 = H 7-14 = M ☒ 0-6 = L

Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat functions of the site?	
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>).</p> <p><i>Calculate:</i> % undisturbed habitat <u> </u> + [(% moderate and low intensity land uses)/2] <u> </u> = <u> </u> %</p> <p>If total accessible habitat is:</p> <p>> 1/3 (33.3%) of 1 km Polygon points = 3</p> <p>20-33% of 1 km Polygon points = 2</p> <p>10-19% of 1 km Polygon points = 1</p> <p>< 10% of 1 km Polygon points = 0</p>	0
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.</p> <p><i>Calculate:</i> % undisturbed habitat <u> </u> + [(% moderate and low intensity land uses)/2] <u> </u> = <u> </u> %</p> <p>Undisturbed habitat > 50% of Polygon points = 3</p> <p>Undisturbed habitat 10-50% and in 1-3 patches points = 2</p> <p>Undisturbed habitat 10-50% and > 3 patches points = 1</p> <p>Undisturbed habitat < 10% of 1 km Polygon points = 0</p>	0
<p>H 2.3. Land use intensity in 1 km Polygon: If</p> <p>> 50% of 1 km Polygon is high intensity land use points = (- 2)</p> <p>≤ 50% of 1 km Polygon is high intensity points = 0</p>	-2
<p>Total for H 2</p> <p>Add the points in the boxes above</p>	-2

Rating of Landscape Potential If score is: 4-6 = H 1-3 = M ☒ < 1 = L

Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?	
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i></p> <p>Site meets ANY of the following criteria: points = 2</p> <p>— It has 3 or more priority habitats within 100 m (see next page)</p> <p>— It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)</p> <p>— It is mapped as a location for an individual WDFW priority species</p> <p>— It is a Wetland of High Conservation Value as determined by the Department of Natural Resources</p> <p>— It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan</p> <p>Site has 1 or 2 priority habitats (listed on next page) within 100 m points = 1</p> <p>Site does not meet any of the criteria above points = 0</p>	1

Rating of Value If score is: 2 = H ☒ 1 = M 0 = L

Record the rating on the first page

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ✗ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ✗ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

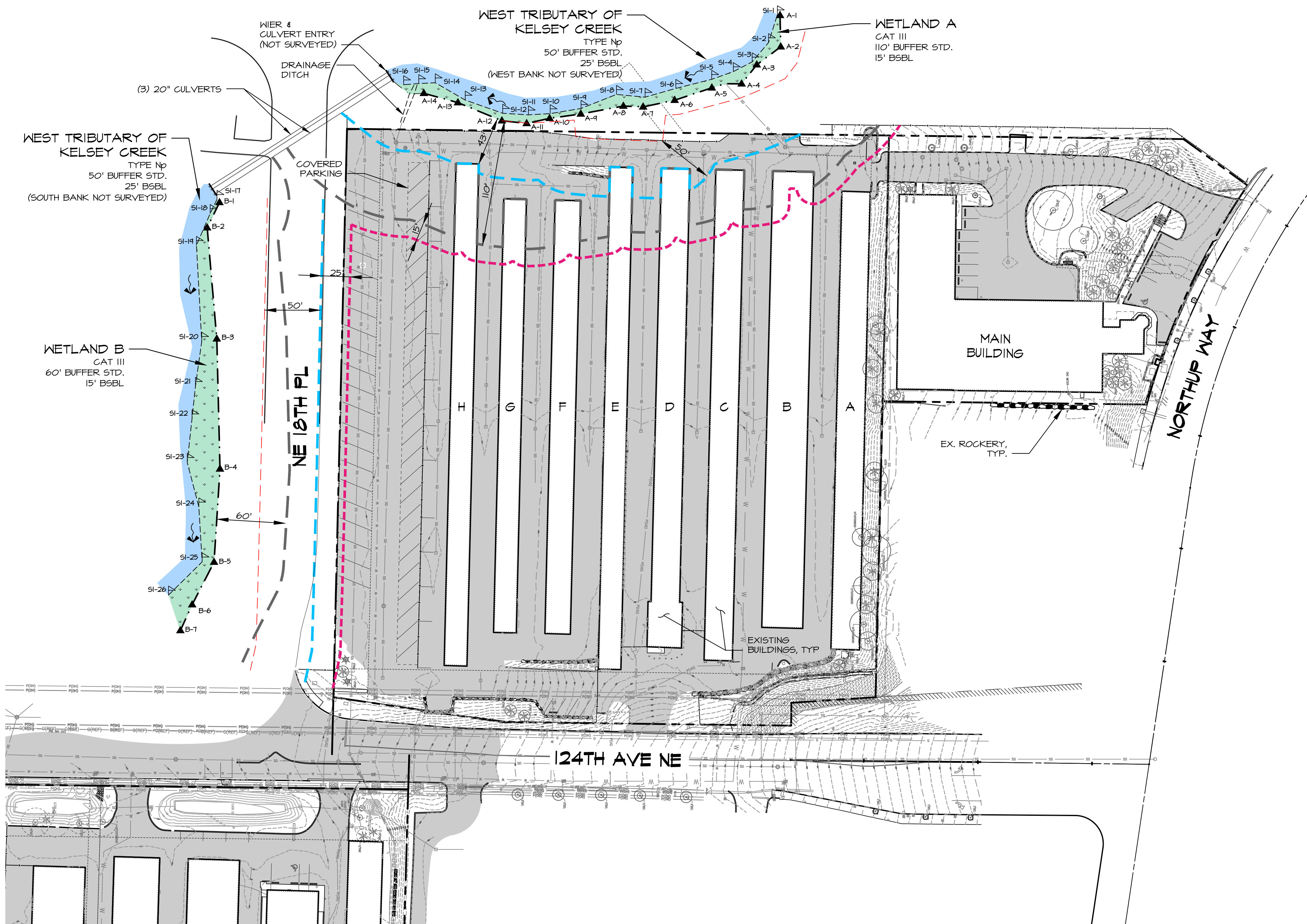
Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

APPENDIX C

Sheet W1.0 - Existing Conditions Plan, Talasaea Consultants, 2019

Sheet W1.1 - Proposed Site Plan, Talasaea Consultants, 2019

Sheet W1.2 - Conceptual Planting Plan & Plant List, Talasaea Consultants, 2019



GRAPHIC SCALE
(IN FEET)

0 25 50 100

SCALE: 1"=50'

PROPERTY LINE

EXISTING WETLAND

APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)

WETLAND BUFFER

WETLAND FLAG LOCATION

STREAM ORDINARY HIGH WATER MARK (OHWM)

STREAM FLOW DIRECTION

TOP OF BANK

STREAM BUFFER

STREAM OHWM FLAG LOCATION

BUILDING SETBACK LINE (BSBL)

EXISTING CONTOUR

EXISTING TREES WITH DRIP LINES

NTS

ST

NE 24th St

NE 23rd Pl

520

INTERSTATE 520

520

520

istics

Northrup Way

PROJECT SITE

120th Ave NE

124th Ave NE

124th Ave NE

Public Storage

Public Storage

Vetco Electronics

NORTHUP WAY

King County

Metro East River

127th Ave NE

127th Ave NE

NORTH

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM
(ACCESSED 9/4/2018)

APPLICANT/OWNER

NAME: PUBLIC STORAGE
ADDRESS: 2200 E MCFADDEN AVE
SANTA ANA, CA 92705
PHONE: (714) 338-1262 x3158
CONTACT: BRYAN MIRANDA

SURVEYOR

NAME: LANKTREE LAND SURVEYING, INC.
ADDRESS: 25510 74TH AVE S
KENT, WA 98032
PHONE: (253) 653-6423 x101
CONTACT: TREVOR S. LANKTREE, PLS

ENGINEER

NAME: NAVIX ENGINEERING
ADDRESS: 11235 SE 6TH ST, SUITE 150
BELLEVUE, WA 98004
PHONE: (425) 453-9501
CONTACT: JASON GREEN

ENVIRONMENTAL CONSULTANT

NAME: TALASAEA CONSULTANTS, INC.
ADDRESS: 15020 BEAR CREEK RD. NE
WOODINVILLE, WA 98077
PHONE: (425) 861-7550
CONTACT: ANN OLSEN, RLA, SENIOR
PROJECT MANAGER
JENNIFER MARRIOTT, PWS, SENIOR
WETLAND ECOLOGIST

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W1.1	PROPOSED SITE PLAN
W2.0	CONCEPTUAL PLANTING PLAN & PLANT LIST

1. SURVEY PROVIDED BY LANKTREC LAND SURVEYING INC., 25510 14TH AVE S, KENT, WA 98032, (253) 653-6423 x101.
2. SITE PLAN PROVIDED BY NAVIX ENGINEERING, 11235 SE 6TH ST, SUITE 150, BELLEVUE, WA 98004, (425) 453-9511.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN OCTOBER 2014.

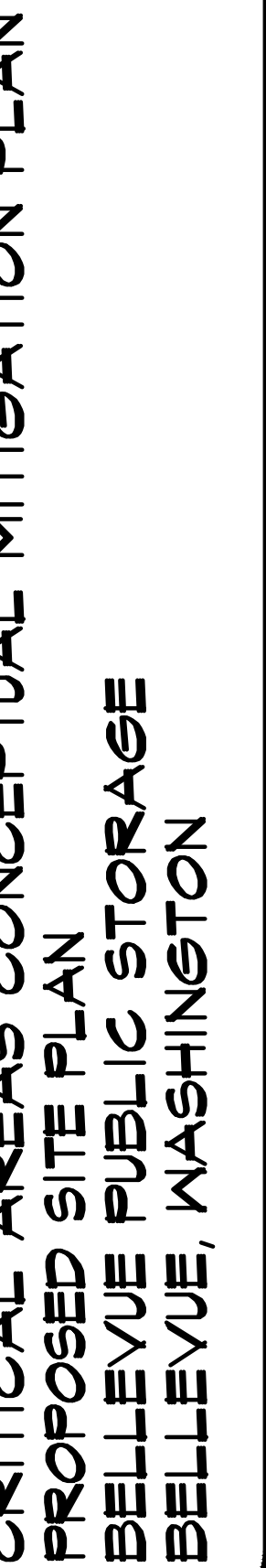
NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN
SUBMITTED TO THE APPROPRIATE
AGENCIES FOR REVIEW AND
APPROVAL. UNTIL APPROVED,
THESE PLANS ARE:

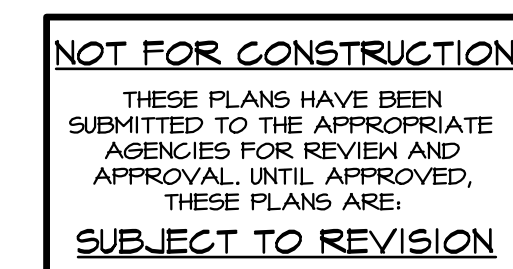
SUBJECT TO REVISION



Know what's **below.**
Call before you dig.

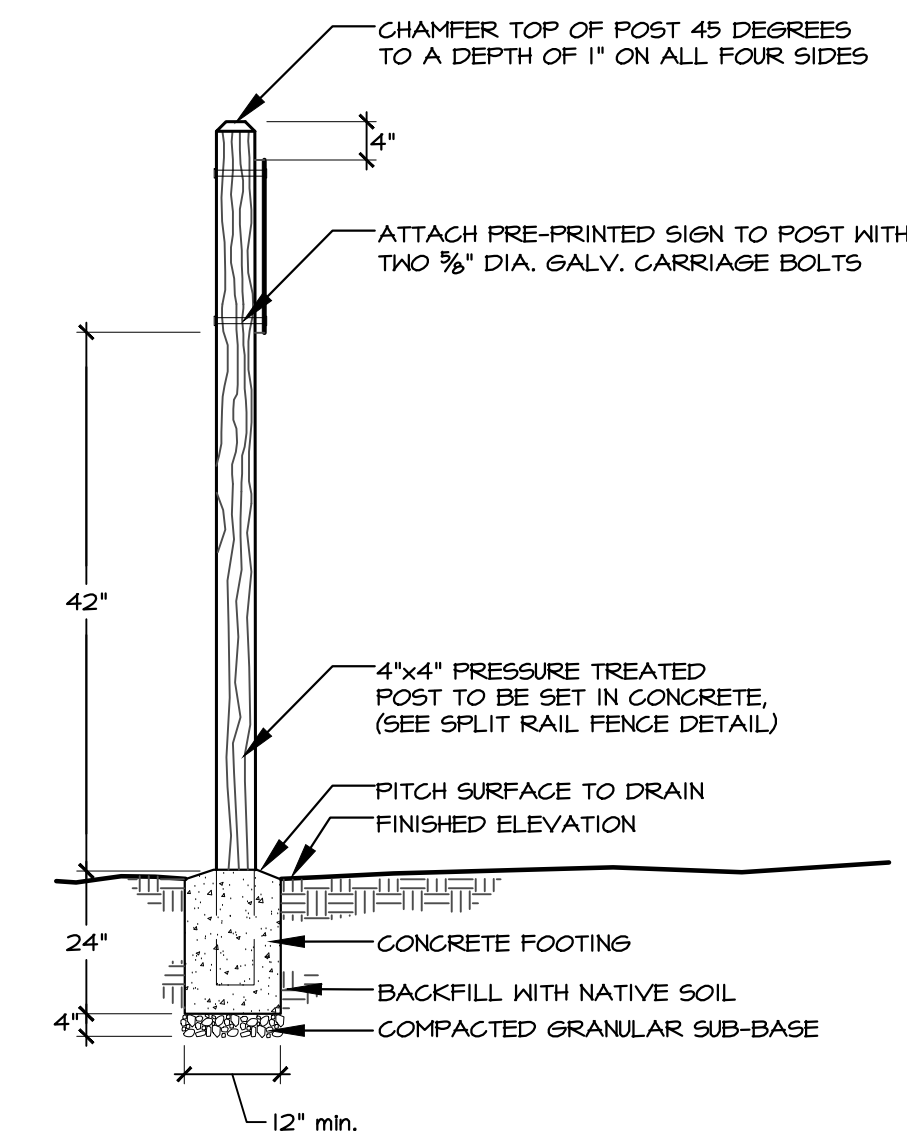


ate	10-29-2019
scale	A5 SHOWN
designed	AO
drawn	MW
checked	AO
approved	BS
project #	1539B
sheet #	W.L.



1. SURVEY PROVIDED BY LANKTREE LAND SURVEYING INC., 25510 74TH AVE S, KENT, WA 98032, (206) 653-6423 X11.
2. SITE PLAN PROVIDED BY MCM NAVIX ENGINEERING, 12355 SE 6TH ST, SUITE 150, BELLEVUE, WA 98004, (425) 453-4501.
3. SOURCE DRAWING WAS MODIFIED BY LANKTREE LAND SURVEYING FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY LANKTREE LAND SURVEYING IN OCTOBER 2019.

© Copyright - Talasea Consultants, INC.
Z:\DRAWING\1500-1599\TAL1539B\Plans\TAL-1539B WP (2019-10).dwg
Plotted November 1, 2019



NOTE: SIGN POSTING METHODS MAY BE CHANGED
AT A LATER DATE TO BE ATTACHED TO THE
CHAINLINK FENCING.



NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN
SUBMITTED TO THE APPROPRIATE
AGENCIES FOR REVIEW AND
APPROVAL. UNTIL APPROVED,
THESE PLANS ARE:
SUBJECT TO REVISION



1. SURVEY PROVIDED BY LANKTREE LAND SURVEYING INC., 25510 14TH AVE S, KENT, WA 98032, (253) 653-4423, x101.
2. SITE PLAN PROVIDED BY NAVIX ENGINEERING, 11235 SE 6TH ST, SUITE 150, BELLEVUE, WA 98004, (425) 453-9501.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN OCTOBER 2019.

© Copyright - Talasea Consultants, INC.
Z:\DRAWING\1500-1599\TAL1539\Plans\TAL-1539B WP (2019-10).dwg
Plotted November 1, 2019

GRAPHIC SCALE
(IN FEET)

0 25 50 100

SCALE: 1"=50'

PROPERTY LINE

EXISTING WETLAND

APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)

STREAM ORDINARY HIGH WATER MARK (OHWM)

STREAM FLOW DIRECTION

MITIGATION PLANTINGS - 8,600 SF

CHAIN LINK FENCE (SEE CIVIL PLANS)

2-RAIL FENCE

NGPA SIGN

LARGE TREES	
SCIENTIFIC NAME	COMMON NAME
FRANGULA PURSHIANA	CASCARA
PRUNUS EMARGINATA	BITTER CHERRY
PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SORBUS SITCHENSIS	SITKA MOUNTAIN ASH
THUJA PLICATA	WESTERN RED CEDAR

SCIENTIFIC NAME	COMMON NAME
ACER CIRCINATUM	VINE MAPLE
CORNUS SERICEA	RED OSIER DOGWOOD
CORYLUS CORNUTA	WESTERN HAZELNUT
HOLODISCUS DISCOLOR	OCEANSPRAY
OEMLARIA GERASIFORMIS	INDIAN PLUM
SALIX SCOULERIANA	SCOULER'S WILLOW
SAMBUCUS RACEMOSA	RED ELDERBERRY

SCIENTIFIC NAME	COMMON NAME
MAHONIA AQUIFOLIUM	TALL OREGONGRAPE
ROSA NUTKANA	NOOTKA ROSE
RUBUS PARVIFLORUS	THIMBLEBERRY
RUBUS SPECTABILIS	SALMONBERRY
SYMPHORICARPOS ALBUS	SNOWBERRY

SCIENTIFIC NAME	COMMON NAME
GAULTHERIA SHALLON	SALAL
POLYSTICHUM MUNITUM	WESTERN SWORD FERN